

**NORTH PARK ISLE
COMMUNITY DEVELOPMENT
DISTRICT**

OCTOBER 02, 2025

AGENDA PACKAGE



2005 PAN AM CIRCLE, SUITE 300
TAMPA, FL 33067

North Park Isle Community Development District

Board of Supervisors

Carlos de la Ossa, Chair
Nicholas Dister, Vice-Chairman
Ryan Motko, Assistant Secretary
Kelly Evans, Assistant Secretary
Alberto Viera, Assistant Secretary

District Staff

Brian Lamb, District Secretary
Jayna Cooper, District Manager
John Vericker, District Counsel
Tonja Stewart, District Engineer
Arturo Gandarilla, Field Manager
Brooke Chapman, Clubhouse Manager

Regular Meeting Agenda

Thursday, October 02, 2025 at 2:00 p.m.

The Regular Meeting of the **North Park Isle Community Development District** will be held on **October 02, 2025, at 2:00 p.m. at the Offices of Inframark located at 2005 Pan Am Circle, Suite 300, Tampa, FL 33607.** Please let us know at least 24 hours in advance if you are planning to call into the meeting. Following is the Agenda for the Meeting:

[Join the meeting now](#)

Meeting ID: 240 062 334 037 6 **Passcode:** wU2Sy36X

Dial-in by phone +1 646-838-1601 **Pin:** 311 963 193#

THE REGULAR MEETING OF THE BOARD OF SUPERVISORS

1. CALL TO ORDER/ROLL CALL

2. PUBLIC COMMENTS

(Each individual has the opportunity to comment and is limited to three (3) minutes for such comment)

3. BUSINESS ITEMS

- A. Consideration of Resolution 2026-01; Designation of Officers
- B. Consideration of Resolution 2026-02; Clubhouse Gathering Room Reservation Policies and Usage Agreement
- C. Consideration of Resolution 2026-03; Budget Amendment
- D. Consideration of SNDA with Valley National Bank and Gig Fiber

4. CONSENT AGENDA

- A. Approval of Minutes of September 04, 2025, Regular Meeting
- B. Consideration of Operation and Maintenance August 2025
- C. Acceptance of the Financials and Approval of the Check Register for August 2025
- D. Ratification of Coastal Fence Services LLC Estimate #36 – (\$5,725.00)
- E. Ratification of Down to Earth Estimate #127521 – (\$3,460.00)
- F. Ratification of Down to Earth Estimate #127023 – (\$7,813.64)
- G. Ratification of Egis Proposal of Insurance Coverage

5. STAFF REPORTS

- A. District Counsel
- B. District Engineer
- C. District Manager
 - i. Field Inspections Report

6. BOARD OF SUPERVISORS REQUESTS AND COMMENTS

7. ADJOURNMENT

RESOLUTION 2026-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE NORTH PARK ISLE COMMUNITY DEVELOPMENT DISTRICT DESIGNATING THE OFFICERS OF THE DISTRICT AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the North Park Isle Community Development District (“**District**”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, being situated entirely within Hillsborough County, Florida; and

WHEREAS, pursuant to Chapter 190, *Florida Statutes*, the Board of Supervisors (“**Board**”), shall organize by electing one of its members as Chair and by electing a Secretary, and such other officers as the Board may deem necessary.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE NORTH PARK ISLE COMMUNITY DEVELOPMENT DISTRICT:

1. District Officers. The District officers are as follows:

_____ is appointed Chairperson.
_____ is appointed Vice-Chairperson.
_____ is appointed Assistant Secretary.
_____ is appointed Assistant Secretary.
_____ is appointed Assistant Secretary.
_____ is appointed Secretary.
_____ is appointed Treasurer.
_____ is appointed Assistant Treasurer.

2. Conflicts. All Resolutions or parts of Resolutions in conflict herewith are hereby repealed to the extent of such conflict.

3. Effective Date. This Resolution shall become effective immediately upon its adoption.

Adopted this 2nd day of October, 2025.

Attest:

**North Park Isle Community Development
District**

Secretary/Assistant Secretary

Chair of the Board of Supervisors

RESOLUTION 2026-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE NORTH PARK ISLE COMMUNITY DEVELOPMENT DISTRICT ADOPTING CLUBHOUSE GATHERING ROOM RESERVATION POLICIES AND USAGE AGREEMENT; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the North Park Isle Community Development District (the “**District**”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes;

WHEREAS, the District owns, maintains, and operates certain recreational facilities;

WHEREAS, the Board of Supervisors of the District (the “**Board**”) is authorized by Sections 190.011(15) and 190.035, Florida Statutes, to establish policies and regulations for its amenity facilities;

WHEREAS, the Board held a public hearing on Thursday, October 2, 2025, to receive public comment on its proposed Clubhouse Gathering Room Reservation Policies and Usage Agreement (the “**Reservation Policies and Usage Agreement**”);

WHEREAS, the proposed Reservation Policies and Usage Agreement are meant to provide for efficient and effective District operations, and for the safety and security of the District and its members; and

WHEREAS, after hearing and considering public comment, the Board has determined that the proposed Reservation Policies and Usage Agreement should be adopted.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD:

1. **Incorporation of Recitals**. The above recitals are true and correct and by this reference are incorporated as a material part of this Resolution.
2. **Adoption**. The Board hereby adopts the Clubhouse Gathering Room Reservation Policies and Usage Agreement for the Recreational Facilities as finalized in the form attached hereto as **Exhibit A**.
3. **Conflicts**. All District resolutions or parts thereof or other adopted policies in actual conflict with this Resolution are, to the extent of such conflict, superseded and repealed.
4. **Severability**. If any section or part of a section of this Resolution is declared invalid or unconstitutional, the validity, force and effect of any other section or part of a section of this Resolution shall not thereby be affected or impaired unless it clearly appears that such

other section or part of a section of this Resolution is wholly or necessarily dependent upon the section or part of a section so held to be invalid or unconstitutional.

5. **Effective Date.** This Resolution shall become effective upon adoption.

PASSED AND ADOPTED on October 2, 2025.

Attest:

**North Park Isle
Community Development District**

Name: _____
Title: Secretary/Assistant Secretary

Name: Carlos de la Ossa
Title: Chair of the Board of Supervisors

EXHIBIT A

North Park Isle Community Development District

Clubhouse Gathering Room Reservation Policies and Usage Agreement

RESOLUTION 2026-03

**A RESOLUTION AMENDING THE NORTH PARK ISLE
COMMUNITY DEVELOPMENT DISTRICT GENERAL
FUND BUDGET FOR FISCAL YEAR 2026**

WHEREAS, the Board of Supervisors, hereinafter referred to as the “Board”, of North Park Isle Community Development District, hereinafter referred to as “District”, adopted a General Fund Budget for Fiscal Year 2026, and

WHEREAS, the Board desires to reallocate funds budgeted to reappropriate Revenues and Expenses approved during the Fiscal Year.

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE NORTH PARK ISLE COMMUNITY DEVELOPMENT DISTRICT THE FOLLOWING:

1. The General Fund Budget is hereby amended in accordance with Exhibit “A” attached.
2. This resolution shall become effective this 2nd day of October and be reflected in the District’s Audited Financial Statements for Fiscal Year Ended September 30, 2026.

**North Park Isle
Community Development District**

by: _____
Chairman/ Vice Chairman

Attest:

by: _____
Secretary

Proposed Budget Amendment
For the Period Ending September 30, 2025

ACCOUNT DESCRIPTION	CURRENT BUDGET	PROPOSED AMENDMENT	FINAL BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
<u>REVENUES</u>					
Interest - Investments	\$ -	\$ -	\$ -	\$ -	\$ -
Interest - Tax Collector	-	-	-	2,213	2,213
Rental Income	-	-	-	4,325	4,325
Special Assmnts- Tax Collector	407,027	-	407,027	519,209	112,182
Special Assmnts- CDD Collected	482,798	-	482,798	339,711	(143,087)
Other Miscellaneous Revenues	-	-	-	2,167	2,167
Carry Forward Fund Balance	-	225,000	225,000	-	(225,000)
	-	-	-	-	-
Total	-	-	-	-	-
TOTAL REVENUES	889,825	225,000	1,114,825	867,625	(247,200)
<u>EXPENDITURES</u>					
<u>Administration</u>					
Supervisor Fees	12,000	-	12,000	12,000	-
Trustees Fees	8,100	-	8,100	8,481	(381)
Disclosure Report	7,200	-	7,200	4,800	2,400
District Counsel	10,000	15,000	25,000	24,638	362
District Engineer	5,000	-	5,000	9,278	(4,278)
District Manager	36,000	-	36,000	24,000	12,000
Accounting Services	6,750	-	6,750	4,500	2,250
Auditing Services	6,000	-	6,000	6,300	(300)
Website ADA Compliance	1,500	-	1,500	1,500	-
Mailings	2,500	-	2,500	-	2,500
Postage, Phone, Faxes, Copies	500	-	500	1,320	(820)
General Liability	3,800	-	3,800	2,041	1,759
Public Officials Insurance	3,100	-	3,100	1,665	1,435
Property & Casualty Insurance	50,000	-	50,000	26,859	23,141
Deductible	2,500	-	2,500	-	2,500
Legal Advertising	7,000	-	7,000	910	6,090
Bank Fees	250	-	250	531	(281)
Website Admin Services	1,500	-	1,500	1,000	500
Onsite Office Supplies	100	-	100	912	(812)
Dues, Licenses & Fees	175	-	175	895	(720)
Total Administration	163,975	15,000	178,975	131,630	47,345
<u>Electric Utility Services</u>					
Electric Utility Services	15,000	142,000	157,000	156,854	146
Total Electric Utility Services	15,000	142,000	157,000	156,854	146

Proposed Budget Amendment
For the Period Ending September 30, 2025

ACCOUNT DESCRIPTION	CURRENT BUDGET	PROPOSED AMENDMENT	FINAL BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
<u>Garbage/Solid Waste Services</u>					
Garbage Dumpster - Rental/Collection	5,000	(5,000)	-	-	-
Total Garbage/Solid Waste Services	5,000	(5,000)	-	-	-
<u>Water-Sewer Comb Services</u>					
Water/Waste	3,500	-	3,500	42,574	(39,074)
Total Water-Sewer Comb Services	3,500	-	3,500	42,574	(39,074)
<u>Other Physical Environment</u>					
Waterway Management	44,000	-	44,000	42,573	1,427
Field Management	12,000	-	12,000	15,000	(3,000)
Contracts-Aquatic Control	-	30,000	30,000	30,275	(275)
Pool Maintenance - Contract	11,200	11,000	22,200	22,100	100
Debris Cleanup	2,500	-	2,500	750	1,750
Landscape Maintenance - Contract	180,000	-	180,000	221,513	(41,513)
Amenity Pest Control	2,000	-	2,000	3,191	(1,191)
Onsite Staff	70,000	-	70,000	51,556	18,444
Janitorial Services & Supplies	1,800	-	1,800	8,380	(6,580)
Internet & Wifi	-	-	-	296	(296)
R&M Drainage	25,000	(25,000)	-	-	-
R&M-Other Landscape	10,000	22,000	32,000	31,255	745
Pools R&M	20,000	-	20,000	4,819	15,181
Amenity Maintenance & Repairs	10,000	-	10,000	8,494	1,506
Janitorial - Maintenance	8,000	-	8,000	-	8,000
R&M-Bush Hogging	1,500	-	1,500	-	1,500
Entrance Monuments, Gates, Walls R&M	2,800	-	2,800	9,792	(6,992)
Landscaping - Annuals	15,000	-	15,000	11,296	3,704
Landscaping - Mulch	20,000	(20,000)	-	-	-
Landscape Maintenance	5,000	40,000	45,000	45,272	(272)
Shared Landscape Maint Fr Entrance	1,500	-	1,500	-	1,500
Security Monitoring Services	15,000	-	15,000	-	15,000
Landscaping - Plant Replacement Program	15,000	-	15,000	19,467	(4,467)
Security System Monitoring and Maint	3,000	-	3,000	17,054	(14,054)
Storm Cleanup	-	20,000	20,000	32,338	(12,338)
Misc Maintenance	15,000	10,000	25,000	26,792	(1,792)
Irrigation Maintenance	15,000	-	15,000	4,749	10,251
Mitigation Area	2,500	-	2,500	-	2,500
Aquatics - Contracts	3,000	-	3,000	6,200	(3,200)
Aquatics - Plant Replacement	2,000	-	2,000	-	2,000
Key Card Distribution	2,000	-	2,000	-	2,000
Holiday Decorations	15,000	(10,000)	5,000	1,043	3,957

Proposed Budget Amendment
For the Period Ending September 30, 2025

ACCOUNT DESCRIPTION	CURRENT BUDGET	PROPOSED AMENDMENT	FINAL BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
Janitorial Supplies	1,000	-	1,000	-	1,000
Dog Waste Station Service and Supplies	9,000	-	9,000	375	8,625
Amenity Furniture R&M	5,000	(5,000)	-	-	-
Reserve - Undesignated	27,550	-	27,550	-	27,550
Total Other Physical Environment	572,350	73,000	645,350	614,580	30,770
<u>Road and Street Facilities</u>					
Street Lights	130,000	-	130,000	126,968	3,032
Total Road and Street Facilities	130,000	-	130,000	126,968	3,032
TOTAL EXPENDITURES	889,825	225,000	1,114,825	1,072,606	42,219
Excess (deficiency) of revenues					
Over (under) expenditures	-	-	-	(204,981)	(204,981)
Net change in fund balance	-	-	-	(204,981)	(204,981)
FUND BALANCE, BEGINNING (OCT 1, 2024)	345,233	-	345,233	345,237	4
FUND BALANCE, ENDING	\$ 345,233	\$ -	\$ 345,233	\$ 140,256	\$ (204,977)

SUBORDINATION, NON-DISTURBANCE AND ATTORNMENT AGREEMENT

This **SUBORDINATION, NON-DISTURBANCE AND ATTORNMENT AGREEMENT** (this “Agreement”) is made and entered into as of this 2nd day of October, 2025, by and among **NORTH PARK ISLE COMMUNITY DEVELOPMENT DISTRICT** (the “Customer”), whose address is: 2005 Pan Am Circle, Suite 300 Tampa, Florida 33607; **VALLEY NATIONAL BANK**, its successors or assigns (the “Lender”), whose address is: 180 Fountain Parkway N, Suite 200, St Petersburg, FL 33716; and, **GIG FIBER, LLC**, a Delaware limited liability company (the “Borrower”), whose address is: 2502 N. Rocky Point Dr., Suite 1050, Tampa, Florida 33607.

RECITALS:

A. Lender has agreed to make a loan (“Loan”) to Borrower secured by, *inter alia*, (i) a security interest pursuant to a Commercial Security Agreement, as the same may be amended (collectively, the “Security Agreement”) on certain equipment owned by Borrower (the “Equipment”) described in **Exhibit “A”** attached hereto, and (ii) a collateral assignment of the Equipment Lease (as hereinafter defined);

B. Customer is the customer under that Outdoor Solar Lighting Equipment Lease dated August 6, 2021, as the same may be amended (collectively, the “Equipment Lease”), pursuant to which Borrower leases the Equipment to the Customer in accordance with the terms thereof;

C. Pursuant to the Equipment Lease, the Equipment has been or will be installed on certain real property owned by the Customer (the “Installation Site”) described in **Exhibit “B”** attached hereto;

D. Lender requires that Customer subordinate the Equipment Lease and its interest in the Equipment in all respects to the security interest and lien of the Security Agreement and that Customer consent to the collateral assignment of the Equipment Lease to Lender, attorn to Lender and acknowledge that the Equipment Lease is in full force and effect as of the date hereof; and

E. In return, Lender is agreeable to not disturbing Customer’s possession and use of the Equipment pursuant to the Equipment Lease so long as Customer is not in default under the Equipment Lease or this Agreement beyond any applicable notice and cure periods.

NOW, THEREFORE, the parties hereby agree as follows:

1. Subordination. So long as Customer’s use and possession is not disturbed as provided in Paragraph 2 below, the rights of Customer in, to, and under the Equipment Lease, and the Equipment are hereby subjected and subordinated, and shall remain in all respects and for all purposes subject and subordinate, to the lien of the Security Agreement, and to any and all renewals, modifications, and extensions thereof, and any and all other instruments held by Lender as security for the Loan.

2. Customer Not to be Disturbed. So long as Customer is not in default (beyond any period given Customer by the terms of the Equipment Lease to cure such default) in the payment of minimum rent or additional rent (“Rent”) or in the performance of any of the terms, covenants, or conditions of the Equipment Lease or this Agreement on Customer’s part to be performed: (a) Customer’s use and possession of the Equipment, or any extension or renewal rights therefor in the Equipment Lease, shall not be diminished or interfered with by Lender, and Customer’s use and

possession of the Equipment shall not be disturbed by Lender during the Term of the Equipment Lease or any such extensions or renewals thereof, and (b) Lender will not join Customer as a party defendant in any action or proceeding foreclosing the Security Agreement unless such joinder is necessary to foreclose the Security Agreement and then only for such purpose and not for the purpose of terminating the Equipment Lease.

3. Consent to Collateral Assignment. Customer consents to the collateral assignment of the Equipment Lease to Lender, and, in the event of a default under the Loan Documents, to Lender becoming a party to the Equipment Lease by operation of law or otherwise and to Lender assigning Borrower's interests under the Equipment Lease to a third party.

4. Customer to Attorn to Lender. If Lender shall become the owner of the Equipment, or the Equipment shall be sold by reason of foreclosure or other proceedings brought to enforce the Security Agreement, or the Equipment shall be transferred in lieu of foreclosure, the Equipment Lease shall continue in full force and effect as a direct lease between the then owner of the Equipment and Customer, and Customer hereby attorns to Lender or any other such owner as its lessor, said attornment to be effective and self-operative without the execution of any further instruments; provided, however, that Lender or such other owner shall not be: (a) liable for any default of any owner/lessor under the Equipment Lease (including Borrower) occurring prior to the date of foreclosure; (b) subject to any offsets or defenses which have accrued prior to the date of foreclosure; (c) bound by any Rent that Customer may have paid under the Equipment Lease more than one month in advance; and (d) responsible for the return of any security deposit delivered to Borrower under the Equipment Lease and not subsequently received by Lender. Customer shall be under no obligation to pay Rent to Lender or any such other owner until Customer receives written notice from Lender or any such other owner that it has succeeded to Borrower's interest under the Equipment Lease. Such notice shall be binding upon Borrower, as well, and Borrower hereby agrees that Borrower shall release Customer from any obligation to make payments to Borrower during such period that Customer is making payments to Lender as a result of such notice.

5. Purchase Option. Any option or rights contained in the Equipment Lease, or otherwise, to acquire any or all of the Equipment are hereby made subject and subordinate to the rights of Lender under the Security Agreement and any acquisition of any or all of the Equipment made by Customer during the term of the Loan shall be made subordinate and subject to the Security Agreement.

6. Lender's Option to Cure Borrower's Default. Customer agrees that Borrower shall not be in default under the Equipment Lease unless written notice specifying such default is given to Lender. Customer agrees that Lender shall have the right, but not the obligation, to cure such default on behalf of Borrower within thirty (30) days after the receipt of such notice. Customer further agrees not to invoke any of its remedies under the Equipment Lease until said thirty (30) days have elapsed, or during any period that Lender is proceeding to cure such default with due diligence to completion. Notwithstanding the foregoing, nothing herein shall preclude Customer from maintaining or repairing the Equipment.

7. Rental Payment. Until such time as Customer is otherwise notified in writing by Lender (a simultaneous copy of which notice Lender shall also provide to Borrower), it shall make all rental payments under the Equipment Lease to Borrower as provided therein. However, upon receipt of such notice from Lender, Customer shall pay over and deliver all of such rental payments and other sums due pursuant to the Equipment Lease to Lender.

8. No Amendment of Equipment Lease. Customer and Borrower covenant and agree that they shall not modify, amend or supplement the Equipment Lease, without the prior, written

consent of Lender, which may be granted or withheld in Lender's sole discretion, and any of the foregoing done without Lender's consent shall not be binding upon Lender.

9. Successors and Assigns. This Agreement and each and every covenant, agreement, and other provision hereof shall be binding upon and shall inure to the benefit of the parties hereto, and their heirs, administrators, representatives, successors, and assigns.

10. No Waiver. Lender acknowledges that Customer is a unit of special purpose government in the state of Florida, established pursuant to Chapter 190, Florida Statutes. Notwithstanding anything in this Agreement to the contrary, nothing herein shall constitute a waiver or release of limitations on Customer's sovereign immunity, pursuant to Section 768.28, Florida Statutes.

11. Borrower – Anti-Human Trafficking. Pursuant to Section 787.06, Florida Statutes, Borrower represents that in entering into this Agreement, the Borrower does not use coercion for labor or services as defined in the statute. The Borrower is required to provide an affidavit, signed by an officer or a representative of the Borrower with this representation, addressed to the District, as required by Section 787.06(13), Florida Statutes.

12. Lender – Anti-Human Trafficking. Pursuant to Section 787.06, Florida Statutes, Lender represents that in entering into this Agreement, the Lender does not use coercion for labor or services as defined in the statute. The Lender is required to provide an affidavit, signed by an officer or a representative of the Contractor with this representation, addressed to the District, as required by Section 787.06(13), Florida Statutes.

13. Effectiveness of Agreement. This Agreement shall become effective upon the execution and delivery by and to each party hereto.

[Remainder of page intentionally left blank]

IN WITNESS WHEREOF, the undersigned has caused this Agreement to be executed as of the date first above.

WITNESSES:

CUSTOMER:

**NORTH PARK ISLE COMMUNITY
DEVELOPMENT DISTRICT**
a local unit of special purpose government

Signature of Witness

By: _____
Name: Carlos de la Ossa
Title: Chair of the Board of Supervisors

Print or type name of Witness
Address of Witness : _____

Signature of Witness 2

Print or type name of Witness 2
Address of Witness 2: _____

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me this 2nd day of October, 2025, by Carlos de la Ossa, as Chair of the Board of Supervisors on behalf of the North Park Isle Community Development District, who is ☐ personally known to me OR ☐ produced _____ as identification.

(NOTARY SEAL)

Notary Signature

(Type, Stamp or Print Name)

NOTARY PUBLIC
In and for the State of Florida
My Commission Expires:

[CONTINUED ON FOLLOWING PAGE]

IN WITNESS WHEREOF, the undersigned has caused this Agreement to be executed as of the date first above.

WITNESSES:

BORROWER:

GIG FIBER, LLC,
a Delaware limited liability company

Signature of Witness

By: _____
John M. Ryan, as Manager

Print or type name of Witness

Address of Witness: _____

Signature of Witness 2

Print or type name of Witness 2

Address of Witness 2: _____

STATE OF FLORIDA

COUNTY OF _____

The foregoing instrument was acknowledged before me this ____ day of _____, 2025, by John M. Ryan, as Manager of Gig Fiber, LLC, a Delaware limited liability company, on behalf of the company, who is ☐ personally known to me OR ☐ produced _____ as identification.

(NOTARY SEAL)

Notary Signature

(Type, Stamp or Print Name)

NOTARY PUBLIC
In and for the State of Florida
My Commission Expires:

[CONTINUED ON FOLLOWING PAGE]

IN WITNESS WHEREOF, the undersigned has caused this Agreement to be executed as of the date first above.

WITNESSES:

LENDER:

VALLEY NATIONAL BANK

Signature of Witness

By: _____

Name: Lewis R. Thomas, II

Title: First Vice President

Print or type name of Witness

Address of Witness: _____

Signature of Witness 2

Print or type name of Witness 2

Address of Witness 2: _____

STATE OF FLORIDA

COUNTY OF _____

The foregoing instrument was acknowledged before me this ____ day of _____, 2025, by Lewis R. Thomas, II, as First Vice President, of Valley National Bank, on behalf of the bank, who is ☐ personally known to me OR ☐ produced _____ as identification.

(NOTARY SEAL)

Notary Signature

(Type, Stamp or Print Name)

NOTARY PUBLIC

In and for the State of Florida

My Commission Expires:

[CONTINUED ON FOLLOWING PAGE]

EXHIBIT “A”

Description of Equipment

TWO HUNDRED NINE (209) Solar Streetlights, including all luminaires, storage batteries, support poles, lighting control equipment, hardware, and related equipment fixtures.

EXHIBIT “B”

Description of Installation Site

NORTH PARK ISLE PHASE 1A

Public Rights-of-Way labeled “PUBLIC R/W” of NORTH PARK ISLE PHASE 1A according to the plat thereof, as recorded in Plat Book 140, Page 110, of the public records of Hillsborough County, Florida.

**MINUTES OF MEETING
NORTH PARK ISLE
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of North Park Isle Community Development District was held on Thursday, September 4, 2025 and called to order at 2:59 p.m. at the Offices of Inframark located at 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607.

Present and constituting a quorum were:

Carlos de la Ossa	Chairperson
Nicholas Dister	Vice Chairperson
Kelly Evans	Assistant Secretary
Alberto Viera	Assistant Secretary
Ryan Motko	Assistant Secretary

Also present were:

Jayna Cooper	District Manager
Kathryn Hopkinson	District Counsel
John Vericker	District Counsel
Tyson Waag	District Engineer (<i>via phone</i>)
Brooke Chapman	On-site Manager
Paul Young	Field Manager

This is not a certified or verbatim transcript but rather represents the context and summary of the meeting. The full meeting is available in audio format upon request. Contact the District Office for any related costs for an audio copy.

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Ms. Cooper called the meeting to order, and a quorum was established.

SECOND ORDER OF BUSINESS

Public Comment

There being none, the next order of business followed.

THIRD ORDER OF BUSINESS

Business Items

A. Consideration of Goals & Objectives

On MOTION by Mr. de la Ossa seconded by Mr. Motko, with all in favor, Goals & Objectives, were approved. 5-0
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FOURTH ORDER OF BUSINESS

Consent Agenda

A. Approval of Minutes of August 07, 2025, Public Hearing & Regular Meeting

B. Consideration of Operation and Maintenance July 2025

C. Acceptance of the Financials and Approval of the Check Register for July 2025

On MOTION by Mr. de la Ossa seconded by Mr. Motko, with all in favor, the Consent Agenda was approved 5-0

FIFTH ORDER OF BUSINESS

Staff Reports

- A. District Counsel**
- B. District Engineer**
- C. District Manager**

There being no reports, the next item followed.

i. Field Inspections Report

The Field Inspections Report was presented, a copy of which was included in the agenda package. Mr. de la Ossa followed up from previous meeting regarding mailboxes, ponds cleanup and plans and mentioned meeting with Mr. Stewart, moving forward. Mr. Young provided updates on landscaping pending/finished items. Ms. Chapman provided updates on future events.

SIXTH ORDER OF BUSINESS

Board of Supervisors' Requests and Comments

There being none, the next order of business followed.

SEVENTH ORDER OF BUSINESS

Adjournment

There being no further business,

On MOTION by Mr. de la Ossa seconded by Mr. Motko, with all in favor, meeting was adjourned at 3:03 pm. 5-0

Jayna Cooper
District Manager

Carlos de la Ossa
Chairperson

NORTH PARK ISLE CDD
Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Comments/Description
Monthly Contract					
BLUE LIFE POOL SERVICE LLC	8/1/2025	19907	\$2,000.00	\$2,000.00	Aug 2025 Pool services
CHARTER COMMUNICATIONS ACH	8/11/2025	0384991081125-ACH	\$296.43	\$296.43	08/11 - 09/10/25 Internet
DOWN TO EARTH	8/1/2025	149123	\$16,705.00	\$16,705.00	Aug 2025 Landscaping maintenance
ECO-LOGIC SERVICES LLC	8/1/2025	5540	\$5,350.00	\$5,350.00	JUL 25 LAKE MAINT
NEPTUNE MULTI SERVICES LLC	8/5/2025	00538916	\$800.00	\$800.00	MAY 25 JANITORIAL SERVICES
NEPTUNE MULTI SERVICES LLC	8/5/2025	00538917	\$800.00	\$800.00	JUN 25 JANITORIAL SERVICES
NEPTUNE MULTI SERVICES LLC	8/5/2025	0053918	\$800.00	\$800.00	JUL 25 JANITORIAL SERVICES
NEPTUNE MULTI SERVICES LLC	8/5/2025	0053916	\$800.00	\$800.00	5/2025 JANITORIAL SERVICE
NEPTUNE MULTI SERVICES LLC	8/5/2025	0053917	\$800.00	\$800.00	6/2023 JANITORIAL SERVICE
SECURITEAM	8/1/2025	20503	\$500.00	\$500.00	MONITORING SVC
SECURITEAM	8/21/2025	20589	\$383.00	\$383.00	MONITORING SVC Aug 2025
Monthly Contract Subtotal			\$29,234.43	\$29,234.43	
Utilities					
CITY OF PLANT CITY ACH	8/7/2025	1579527-ACH	\$477.49	\$477.49	RECLAIM 7/1-8/1/25
CITY OF PLANT CITY ACH	8/7/2025	1579221-ACH	\$1,150.73	\$1,150.73	RECLAIM 7/1-8/1/25
CITY OF PLANT CITY ACH	8/7/2025	1579223-ACH	\$464.33	\$464.33	RECLAIM 7/1-8/1/25
CITY OF PLANT CITY ACH	8/7/2025	1579225-ACH	\$389.26	\$389.26	RECLAIM 7/1-8/1/25
CITY OF PLANT CITY ACH	8/7/2025	1579226-ACH	\$964.12	\$964.12	RECLAIM 7/1-8/1/25
GIG FIBER LLC	8/1/2025	4998	\$10,763.50	\$10,763.50	Aug 2025 Solar equipment rental
TECO ACH	7/15/2025	071525-1600-ACH	\$11,112.92	\$11,112.92	SVC PRD 06/10-07/09/2025
Utilities Subtotal			\$25,322.35	\$25,322.35	
Regular Services					
ALBERTO VIERA	8/7/2025	AV-080725	\$200.00	\$200.00	BOARD 8/7/25
CARLOS DE LA OSSA	8/7/2025	CO-080725	\$200.00	\$200.00	BOARD 8/7/25
DOWN TO EARTH	8/18/2025	151175	\$700.00	\$700.00	RIP RAP SWALES ALONG SAM ALLEN
KELLY ANN EVANS	8/7/2025	KE-080725	\$200.00	\$200.00	BOARD 8/7/25
MCCALL SERVICE NW, LLC	8/21/2025	59508976	\$53.75	\$53.75	PEST MGMNT RODENT SVC
MCCALL SERVICE NW, LLC	8/21/2025	59508907	\$125.00	\$125.00	PEST MGMNT RODENT SVC
NICHOLAS J. DISTER	8/7/2025	ND-080725	\$200.00	\$200.00	BOARD 8/7/25

NORTH PARK ISLE CDD
Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Comments/Description
RYAN MOTKO	8/7/2025	RM-080725	\$200.00	\$200.00	BOARD 8/7/25
SIGNAL 88, LLC	8/1/2025	US_63891	\$2,913.68	\$2,913.68	POOL SECURITY
STANTEC CONSULTING SERVICES	8/14/2025	2442473	\$312.50	\$312.50	Aug 2025 Dist Engineer
STRALEY ROBIN VERICKER	8/15/2025	26951	\$2,360.50	\$2,360.50	JULY 2025 DISTRICT COUNSEL SERVICE
U. S. BANK	7/25/2025	7839268	\$4,440.63	\$4,440.63	TRUSTEE
Regular Services Subtotal			\$11,906.06	\$11,906.06	
Additional Services					
DOWN TO EARTH	8/18/2025	151174	\$6,627.39	\$6,627.39	REMOVE AND REPLACE FOUNTAIN GRASS (POOL)
ECO-LOGIC SERVICES LLC	8/1/2025	5541	\$2,225.00	\$2,225.00	Lake 16 Cleanup Event
Additional Services Subtotal			\$8,852.39	\$8,852.39	
TOTAL			\$75,315.23	\$75,315.23	

BLUE LIFE POOL SERVICE
PO Box 1628
Land O Lakes, FL 34639-1628
USA
+18135975009
accounts@bluelifepools.com
www.bluelifepools.com

Invoice



BILL TO
NORTH PARK ISLE CDD 2005 PAN AM CIRCLE STE 300 TAMPA, FL 33607

SHIP TO
NORTH PARK ISLE CDD 2005 PAN AM CIRCLE STE 300 TAMPA, FL 33607

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
19907	08/01/2025	\$2,000.00	08/31/2025	Net 30	

DATE	ITEM	DESCRIPTION	QTY	RATE	AMOUNT
	CLEANING	REGULAR POOL SERVICE	1	2,000.00	2,000.00

SUBTOTAL	2,000.00
TAX	0.00
TOTAL	2,000.00
BALANCE DUE	\$2,000.00

Pay invoice

August 11, 2025
Invoice Number: 0384991081125
Account Number: **8337 12 001 0384991**
Security Code: **0843**
Service At: 3716 N MARYLAND AVE
PLANT CITY FL 33565

Auto Pay Notice

NEWS AND INFORMATION

Contact Us

Visit us at SpectrumBusiness.net
Or, call us at **855-252-0675**

Stay connected to your business and save big with multi-line
mobile savings. Call 1-855-767-1766.

Summary Service from 08/11/25 through 09/10/25
details on following pages

Previous Balance	210.00
Payments Received -Thank You!	-210.00
Remaining Balance	\$0.00
Spectrum Business™ Internet	190.00
Other Charges	0.00
One-Time Charges	99.00
Taxes, Fees and Charges	7.43
Current Charges	\$296.43
YOUR AUTO PAY WILL BE PROCESSED 08/28/25	
Total Due by Auto Pay	\$296.43

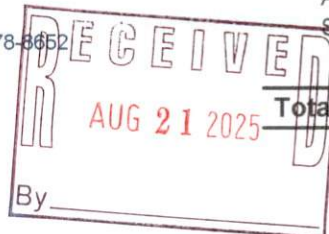
Thank you for choosing Spectrum Business.
We appreciate your prompt payment and value you as a customer.

Auto Pay. Thank you for signing up for auto pay. Please note your payment may be drafted and posted to your Spectrum Business account the day after your transaction is scheduled to be processed by your bank.



4145 S. FALKENBURG RD RIVERVIEW FL 33578-8852
8633 2390 DY RP 11 08122025 NNNNNNNN 01 000963 0004

NORTH PARK ISLE CDD
2005 PAN AM CIR STE 300
TAMPA FL 33607-6008



August 11, 2025

NORTH PARK ISLE CDD

Invoice Number: 0384991081125
Account Number: 8337 12 001 0384991
Service At: 3716 N MARYLAND AVE
PLANT CITY FL 33565

Total Due by Auto Pay \$296.43

CHARTER COMMUNICATIONS
PO BOX 7186
PASADENA CA 91109-7186

833712001038499100296434

Invoice Number: 0384991081125
 Account Number: 8337 12 001 0384991
 Security Code: 0843

NORTH PARK ISLE CDD

**Contact Us**

Visit us at SpectrumBusiness.net
 Or, call us at **855-252-0675**

8633 2390 DY RP 11 08122025 NNNNNNNN 01 000963 0004

Charge Details

Previous Balance		210.00
EFT Payment	07/28	-210.00
Remaining Balance		\$0.00

Payments received after 08/11/25 will appear on your next bill.

Service from 08/11/25 through 09/10/25

Spectrum Business™ Internet

Security Suite	0.00
Domain Name	0.00
Vanity Email	0.00
Static IP 5	30.00
Spectrum Business Internet Ultra	160.00
Promotional Discount	-10.00
Business WiFi	10.00
	\$190.00

Spectrum Business™ Internet Total **\$190.00**

Other Charges

Payment Processing	5.00
Auto Pay Discount	-5.00
Other Charges Total	\$0.00

One-Time Charges

B Ultra Change Of Service	08/08	99.00
One-Time Charges Total		\$99.00

Taxes, Fees and Charges

State and Local Sales Tax	7.43
Taxes, Fees and Charges Total	\$7.43

Current Charges	\$296.43
Total Due by Auto Pay	\$296.43

Billing Information

Tax and Fees - This statement reflects the current taxes and fees for your area (including sales, excise, user taxes, etc.). These taxes and fees may change without notice. Visit spectrum.net/taxesandfees for more information.

Spectrum Terms and Conditions of Service - In accordance with the Spectrum Business Services Agreement, Spectrum services are billed on a monthly basis. Spectrum does not provide credits for monthly subscription services that are cancelled prior to the end of the current billing month.

Terms & Conditions - Spectrum's detailed standard terms and conditions for service are located at spectrum.com/policies.

Notice - Nonpayment of any portion of your cable television, high-speed data, and/or Digital Phone service could result in disconnection of any of your Spectrum provided services.

Insufficient Funds Payment Policy - Charter may charge an insufficient funds processing fee for all returned checks and bankcard charge-backs. If your check, bankcard (debit or credit) charge, or other instrument or electronic transfer transaction used to pay us is dishonored, refused or returned for any reason, we may electronically debit your account for the payment, plus an insufficient funds processing fee as set forth in your terms of service or on your Video Services rate card (up to the amount allowable by law and any applicable sales tax). Your bank account may be debited as early as the same day payment is dishonored, refused or returned. If your bank account is not debited, the returned check amount (plus fee) must be replaced by cash, cashier's check or money order.

Billing Practices - Spectrum Business mails monthly, itemized invoices for all monthly services in advance. A full payment is required on or before the due date indicated on this invoice. Payments made after the indicated due date may result in a late payment processing charge. Failure to pay could result in the disconnection of all your Spectrum Business service(s). Disconnection of Business Voice service may also result in the loss of your phone number.

Continued on the next page....

Visit Spectrum.com/stores for store locations. For questions or concerns, visit Spectrum.net/support



For questions or concerns, please call **1-866-519-1263**.



Down to Earth

PO Box 72701
Cleveland, Ohio 44192-0002
(321) 263-2700



Invoice: #149123

August 2025

Customer

North Park Isles CDD

2005 Pan Am Circle STE 300
Tampa , FL 33607

Property / Project Address

North Park Isles CDD
3716 N Maryland Ave
Plant City , FL 33565

Project/Job

North Park Isle CDD Contract (2025)

Estimate # 114853

Invoice Date

8/1/2025

Date Due

8/31/2025

Terms

Net 30

Customer PO #**Invoice Details**

Description of Services & Items	Unit	Quantity	Rate	Amount
#114853 - North Park Isle CDD Contract (2025) August 2025				\$16,705.00

Billing Questions

Francine.Martinez@Down2Earthinc.com
(352) 523-4954

Visit us at <https://dtelandscape.com> for all other questions or concerns.

To view invoices and to make payment by credit card, please click the link below. A processing fee of 2.75% will be added to all credit card payments.
[DTELandscape.propertyserviceportal.com](https://dtelandscape.propertyserviceportal.com)

To make payment by ACH (electronic check payments), please click the link below. No processing fee will be added.
<https://huntington.billeriq.com/ebpp/DownToEarth/>

Subtotal	\$16,705.00
Sales Tax	\$0.00
Total	\$16,705.00
Credits/Payments	(\$0.00)
Balance Due	\$16,705.00

PO Box 18204
Sarasota, FL 34276

Date	Invoice #
8/1/2025	5540

North Park Isle CDD
c/o Inframark
2005 Pan Am Circle, Suite 300
Tampa, FL 33607

Description		Amount
Lake Maintenance Services (including changes under addendum) for July 2025		5,350.00
Total		\$5,350.00

Pete@Eco-Logic-Services.com



Neptune Multi services LLC

11423 Crestlake Village Dr
 Riverview, FL, 33569-2939
 Neptunemts@gmail.com
 neptunemts@gmail.com
 813-778-9857

Invoice

Invoice No: 0053916
 Date: 08/05/2025
 Terms: NET 14
 Due Date: 08/19/2025

Bill To: North Park CDD
 inframarkcms@payableslockbox.com

Description	Quantity	Rate	Amount
Janitorial Services May 2025	1	\$800.00	\$800.00

Payment Instructions

Cashapp \$neptunejku



[Pay Now](#)

Subtotal	\$800.00
TAX 0%	\$0.00
Total	\$800.00
Paid	\$0.00

Balance Due \$800.00

Please detach and send with remittance to:

Neptune Multi services LLC
11423 Crestlake Village Dr
Riverview, FL, 33569-2939

Remittance Advice for Invoice # 0053916 on 08/05/2025

Balance Due \$800.00

Paid

Received From: North Park CDD

Card Type

Cardholder's Name

Card Number

CVV

Expiry Date

Signature





Neptune Multi services LLC

11423 Crestlake Village Dr
Riverview, FL, 33569-2939
Neptunemts@gmail.com
neptunemts@gmail.com
813-778-9857

Invoice

Invoice No: 0053917
Date: 08/05/2025
Terms: NET 14
Due Date: 08/19/2025

Bill To: North Park CDD
inframarkcms@payableslockbox.com

Description	Quantity	Rate	Amount
Janitorial Services June 2025	1	\$800.00	\$800.00

Payment Instructions

Cashapp \$neptunejku

Pay Now



Invoice2go
from bill

VISA

MasterCard

Bank

Subtotal	\$800.00
TAX 0%	\$0.00
Total	\$800.00
Paid	\$0.00

Balance Due \$800.00

Please detach and send with remittance to:

Neptune Multi services LLC
11423 Crestlake Village Dr
Riverview, FL, 33569-2939

Remittance Advice for Invoice # 0053917 on 08/05/2025

Balance Due \$800.00

Paid

Received From: North Park CDD

Card Type

Cardholder's Name

Card Number

CVV

Expiry Date

Signature





Neptune Multi services LLC

11423 Crestlake Village Dr
Riverview, FL, 33569-2939
Neptunemts@gmail.com
neptunemts@gmail.com
813-778-9857

Invoice

Invoice No: 0053918
Date: 08/05/2025
Terms: NET 14
Due Date: 08/19/2025

Bill To: North Park CDD
inframarkcms@payableslockbox.com

Description	Quantity	Rate	Amount
Janitorial Services July 2025	1	\$800.00	\$800.00

Payment Instructions

Cashapp \$neptunejku

Pay Now



Invoice2go
from bill

VISA

MasterCard

Bank

Subtotal	\$800.00
TAX 0%	\$0.00
Total	\$800.00
Paid	\$0.00

Balance Due \$800.00

Please detach and send with remittance to:

Neptune Multi services LLC
11423 Crestlake Village Dr
Riverview, FL, 33569-2939

Remittance Advice for Invoice # 0053918 on 08/05/2025

Balance Due \$800.00

Paid

Received From: North Park CDD

Card Type

Cardholder's Name

Card Number

CVV

Expiry Date

Signature





Neptune Multi services LLC

11423 Crestlake Village Dr
Riverview, FL, 33569-2939
Neptunemts@gmail.com
neptunemts@gmail.com
813-778-9857

Invoice

Invoice No: 0053916
Date: 08/05/2025
Terms: NET 14
Due Date: 08/19/2025

Bill To: North Park CDD
inframarkcms@payableslockbox.com

Description	Quantity	Rate	Amount
Janitorial Services May 2025	1	\$800.00	\$800.00

Payment Instructions

Cashapp \$neptunejku

Pay Now



Invoice2go
from bill

VISA

MasterCard

Bank

Subtotal	\$800.00
TAX 0%	\$0.00
Total	\$800.00
Paid	\$0.00

Balance Due \$800.00

Please detach and send with remittance to:

Neptune Multi services LLC
11423 Crestlake Village Dr
Riverview, FL, 33569-2939

Remittance Advice for Invoice # 0053916 on 08/05/2025

Balance Due \$800.00

Paid

Received From: North Park CDD

Card Type

Cardholder's Name

Card Number

CVV

Expiry Date

Signature





Neptune Multi services LLC

11423 Crestlake Village Dr
 Riverview, FL, 33569-2939
 Neptunemts@gmail.com
 neptunemts@gmail.com
 813-778-9857

Invoice

Invoice No: 0053917
 Date: 08/05/2025
 Terms: NET 14
 Due Date: 08/19/2025

Bill To: North Park CDD
 inframarkcms@payableslockbox.com

Description	Quantity	Rate	Amount
Janitorial Services June 2025	1	\$800.00	\$800.00

Payment Instructions

Cashapp \$neptunejku



Subtotal	\$800.00
TAX 0%	\$0.00
Total	\$800.00
Paid	\$0.00

Balance Due \$800.00

Please detach and send with remittance to:

Neptune Multi services LLC
11423 Crestlake Village Dr
Riverview, FL, 33569-2939

Remittance Advice for Invoice # 0053917 on 08/05/2025

Balance Due \$800.00

Paid

Received From: North Park CDD

Card Type

Cardholder's Name

Card Number

CVV

Expiry Date

Signature





13745 N. Nebraska Ave
Tampa, FL 33613
813.909.7775
AR165@Safetouch.com

Invoice

Bill To
North Park Isle CDD c/o Inframark 2005 Pan Am Circle Tampa, FL 33607

Installation Address
Norh Park Isle CDD 3716 N Maryland Ave Plant City, FL 33565

P.O. No.	Date	Invoice #	Due Date	Acct #
	08/01/2025	20503	08/31/2025	

Qty	Description	
	Monthly Monitoring Service	
1	12 hour Amenity Event Based Remote Video Monitoring	
		Subtotal \$500.00
		Sales Tax (0.0%) \$0.00
		Total \$500.00
		Balance Due \$500.00
<i>Securiteam is now a part of Safetouch!</i>		



13745 N. Nebraska Ave
Tampa, FL 33613
813.909.7775
AR165@Safetouch.com

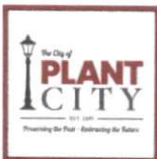
Invoice

Bill To
North Park Isle CDD c/o Inframark 2005 Pan Am Circle Tampa, FL 33607

Ship To
Norh Park Isle CDD ATTN: Brooke Chapman 11437 Green Harvest Dr Riverview, FL 33578

Date	Invoice #	P.O. No.	Terms	Due Date
8/21/2025	20589		Net 30	9/20/2025

QTY	Description			
100	HID Prox Card Format: H10301 FC: 26 Range:3100-3199			
<div>Securiteam is now part of Safetouch Security!</div>			Subtotal	\$383.00
			Sales Tax (0.0%)	\$0.00
			Total	\$383.00
			Payments/Credits	\$0.00
			Balance Due	\$383.00



City of Plant City

UTILITY BILLING DEPARTMENT
PO BOX C
PLANT CITY FL 33564-9003

UTILITY BILL

Office hours for questions regarding your bill:

Monday - Friday 8:00 AM - 4:45 PM

Phone (813) 659-4222 Fax (813) 659-4236

Solid Waste pickup questions (813) 757-9208

After hours Water or Sewer **Emergency** (813) 757-9172

CUSTOMER NAME	CUSTOMER NUMBER	ACCOUNT NUMBER	SERVICE ADDRESS
NORTH PARK ISLE COMMUNITY DEVELO	636117	1008400715	3716 N MARYLAND AVE

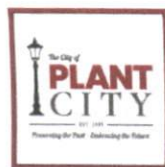
BILL NUMBER	BILL DATE	BILLING PERIOD	DUE DATE
1579527	08/07/2025	07/08/2025 - 08/07/2025	08/28/2025

CHARGE DESCRIPTION	METER NUMBER	PREVIOUS READ DATE	CURRENT READ DATE	PREVIOUS READING	CURRENT READING	USAGE	CHARGE AMOUNT
WATER COMMERCIAL	23054781	07/01/25	08/01/25	262	280	18	72.97
CONSUMPTION					RATE	USAGE	
WATER					2.790000	18	50.22
UTILITY TAX 10%							12.32
SEWER COMMERCIAL							157.63
CONSUMPTION					RATE	USAGE	
SEWER					6.790000	18	122.22
SOLID WASTE COMMERCIAL							52.19
STORMWATER COMMERCIAL							9.94

Message: To Avoid a Penalty this Bill Amount is due in Our Office on or before the Due Date.
Services are Subject to Disconnection and a Default Fee for a Past Due Bill.

BILL HISTORY	USAGE	BILL HISTORY	USAGE	BILL HISTORY	USAGE		
07/25	13	03/25	4	11/24	2	Previous Balance	\$428.19
05/25	21	02/25	3	10/24	3	Total Current Billing	\$477.49
04/25	26	01/25	6	09/24	5	Adjustments	\$0.00
04/25	12	12/24	26	08/24	3	Less Payments Received	-\$428.19
						Penalties	\$0.00
						Total Amount Due	\$477.49

Get your family, pets and your home prepared for hurricane season. The City Engineering department (813-659-4200) can provide information about floodplain zones, flood protection insurance, evacuation zones, elevation certifications, or help with property protection. Trim trees



City of Plant City

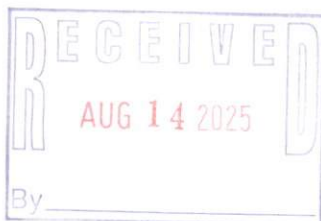
UTILITY BILLING DEPARTMENT
PO BOX C
PLANT CITY FL 33564-9003

010031



*AUTO**ALL FOR AADC 335 10031 T31:39 10031 2 AB 0.636

NORTH PARK ISLE COMMUNITY DEVELOPMENT
DI
2005 PAN AM CIR STE 300
TAMPA FL 33607-6008



UTILITY BILL

REMIT PORTION - Please write your Account Number on your check.

SERVICE ADDRESS	CYCLE	ACCOUNT NUMBER	CUSTOMER NUMBER
3716 N MARYLAND AVE	D	1008400715	636117
BILL NUMBER	DUE DATE	TOTAL AMOUNT DUE	
1579527	08/28/2025	\$477.49	

Remit and make checks in US funds payable to:



CITY OF PLANT CITY D
PO BOX C
PLANT CITY FL 33564-9003

00006042025501579527100000477497



City of Plant City

UTILITY BILLING DEPARTMENT
PO BOX C
PLANT CITY FL 33564-9003

UTILITY BILL

Office hours for questions regarding your bill:

Monday - Friday 8:00 AM - 4:45 PM

Phone (813) 659-4222 Fax (813) 659-4236

Solid Waste pickup questions (813) 757-9208

After hours Water or Sewer **Emergency** (813) 757-9172

CUSTOMER NAME	CUSTOMER NUMBER	ACCOUNT NUMBER	SERVICE ADDRESS
NORTH PARK ISLE COMMUNITY DEVELO	636117	1008218805	3431 N PARK RD

BILL NUMBER	BILL DATE	BILLING PERIOD	DUE DATE
1579221	08/07/2025	07/08/2025 - 08/07/2025	08/28/2025

CHARGE DESCRIPTION	METER NUMBER	PREVIOUS READ DATE	CURRENT READ DATE	PREVIOUS READING	CURRENT READING	USAGE	CHARGE AMOUNT
WATER RECLAIM COMI	23123604	07/01/25	08/01/25	16292	16815	523	37.07
CONSUMPTION						RATE	USAGE
RECLAIM					1.410000	20	28.20
RECLAIM					1.950000	503	980.85
UTILITY TAX 10%							104.61

Message: To Avoid a Penalty this Bill Amount is due in Our Office on or before the Due Date.
Services are Subject to Disconnection and a Default Fee for a Past Due Bill.

BILL HISTORY	USAGE	BILL HISTORY	USAGE	BILL HISTORY	USAGE	Previous Balance	\$2,997.58
07/25	1384	03/25	261	11/24	449	Total Current Billing	\$1,150.73
05/25	1359	02/25	257	10/24	412	Adjustments	\$0.00
04/25	958	01/25	375	09/24	685	Less Payments Received	-\$2,997.58
04/25	309	12/24	322	08/24	384	Penalties	\$0.00
						Total Amount Due	\$1,150.73

Get your family, pets and your home prepared for hurricane season. The City Engineering department (813-659-4200) can provide information about floodplain zones, flood protection insurance, evacuation zones, elevation certifications, or help with property protection. Trim trees



City of Plant City

UTILITY BILLING DEPARTMENT
PO BOX C
PLANT CITY FL 33564-9003

UTILITY BILL

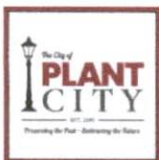
REMIT PORTION - Please write your Account Number on your check.

SERVICE ADDRESS	CYCLE	ACCOUNT NUMBER	CUSTOMER NUMBER
3431 N PARK RD	D	1008218805	636117
BILL NUMBER	DUE DATE	TOTAL AMOUNT DUE	
1579221	08/28/2025	\$1,150.73	

Remit and make checks in US funds payable to:

CITY OF PLANT CITY D
PO BOX C
PLANT CITY FL 33564-9003

00006042025501579221100001150739



City of Plant City

UTILITY BILLING DEPARTMENT
PO BOX C
PLANT CITY FL 33564-9003

UTILITY BILL

Office hours for questions regarding your bill:

Monday - Friday 8:00 AM - 4:45 PM

Phone (813) 659-4222 Fax (813) 659-4236

Solid Waste pickup questions (813) 757-9208

After hours Water or Sewer **Emergency** (813) 757-9172

CUSTOMER NAME	CUSTOMER NUMBER	ACCOUNT NUMBER	SERVICE ADDRESS
NORTH PARK ISLE COMMUNITY DEVELO	636117	1008218810	3625 N PARK RD

BILL NUMBER	BILL DATE	BILLING PERIOD	DUE DATE
1579223	08/07/2025	07/08/2025 - 08/07/2025	08/28/2025

CHARGE DESCRIPTION	METER NUMBER	PREVIOUS READ DATE	CURRENT READ DATE	PREVIOUS READING	CURRENT READING	USAGE	CHARGE AMOUNT
WATER RECLAIM COMI	23123604	07/01/25	08/01/25	5068	5271	203	37.07
CONSUMPTION					RATE	USAGE	
RECLAIM					1.410000	20	28.20
RECLAIM					1.950000	183	356.85
UTILITY TAX 10%							42.21



Message: To Avoid a Penalty this Bill Amount is due in Our Office on or before the Due Date.
Services are Subject to Disconnection and a Default Fee for a Past Due Bill.

BILL HISTORY	USAGE	BILL HISTORY	USAGE	BILL HISTORY	USAGE	Previous Balance	\$951.25
07/25	430	03/25	145	11/24	176	Total Current Billing	\$464.33
05/25	536	02/25	159	10/24	150	Adjustments	\$0.00
04/25	390	01/25	202	09/24	234	Less Payments Received	-\$951.25
04/25	145	12/24	147	08/24	251	Penalties	\$0.00
						Total Amount Due	\$464.33

Get your family, pets and your home prepared for hurricane season. The City Engineering department (813-659-4200) can provide information about floodplain zones, flood protection insurance, evacuation zones, elevation certifications, or help with property protection. Trim trees



City of Plant City

UTILITY BILLING DEPARTMENT
PO BOX C
PLANT CITY FL 33564-9003



North Park Isle Community Development Di
2005 Pan Am Cir Ste 300
Tampa FI 33607

UTILITY BILL

REMIT PORTION - Please write your Account Number on your check.

SERVICE ADDRESS	CYCLE	ACCOUNT NUMBER	CUSTOMER NUMBER
3625 N PARK RD	D	1008218810	636117
BILL NUMBER	DUE DATE	TOTAL AMOUNT DUE	
1579223	08/28/2025	\$464.33	

Remit and make checks in US funds payable to:

CITY OF PLANT CITY D
PO BOX C
PLANT CITY FL 33564-9003

00006042025501579223700000464339



City of Plant City

UTILITY BILLING DEPARTMENT

PO BOX C

PLANT CITY FL 33564-9003

UTILITY BILL

Office hours for questions regarding your bill:

Monday - Friday 8:00 AM - 4:45 PM

Phone (813) 659-4222 Fax (813) 659-4236

Solid Waste pickup questions (813) 757-9208

After hours Water or Sewer **Emergency** (813) 757-9172

CUSTOMER NAME	CUSTOMER NUMBER	ACCOUNT NUMBER	SERVICE ADDRESS
NORTH PARK ISLE COMMUNITY DEVELO	636117	1008218820	3897 N PARK RD

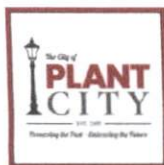
BILL NUMBER	BILL DATE	BILLING PERIOD	DUE DATE
1579225	08/07/2025	07/08/2025 - 08/07/2025	08/28/2025

CHARGE DESCRIPTION	METER NUMBER	PREVIOUS READ DATE	CURRENT READ DATE	PREVIOUS READING	CURRENT READING	USAGE	CHARGE AMOUNT
WATER RECLAIM COMI	23123604	07/01/25	08/01/25	6517	6685	168	37.07
CONSUMPTION					RATE	USAGE	
RECLAIM					1.410000	20	28.20
RECLAIM					1.950000	148	288.60
UTILITY TAX 10%							35.39

Message: To Avoid a Penalty this Bill Amount is due in Our Office on or before the Due Date.
Services are Subject to Disconnection and a Default Fee for a Past Due Bill.

BILL HISTORY	USAGE	BILL HISTORY	USAGE	BILL HISTORY	USAGE	Previous Balance	\$904.06
07/25	408	03/25	159	11/24	186	Total Current Billing	\$389.26
05/25	600	02/25	164	10/24	152	Adjustments	\$0.00
04/25	406	01/25	224	09/24	257	Less Payments Received	-\$904.06
04/25	220	12/24	161	08/24	284	Penalties	\$0.00
						Total Amount Due	\$389.26

Get your family, pets and your home prepared for hurricane season. The City Engineering department (813-659-4200) can provide information about floodplain zones, flood protection insurance, evacuation zones, elevation certifications, or help with property protection. Trim trees



City of Plant City

UTILITY BILLING DEPARTMENT

PO BOX C

PLANT CITY FL 33564-9003



North Park Isle Community Development Di
2005 Pan Am Cir Ste 300
Tampa FL 33607

UTILITY BILL

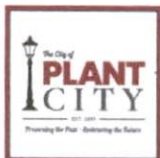
REMIT PORTION - Please write your Account Number on your check.

SERVICE ADDRESS	CYCLE	ACCOUNT NUMBER	CUSTOMER NUMBER
3897 N PARK RD	D	1008218820	636117
BILL NUMBER	DUE DATE	TOTAL AMOUNT DUE	
1579225	08/28/2025	\$389.26	

Remit and make checks in US funds payable to:

CITY OF PLANT CITY D
PO BOX C
PLANT CITY FL 33564-9003

00006042025501579225200000389262



City of Plant City

UTILITY BILLING DEPARTMENT
PO BOX C
PLANT CITY FL 33564-9003

UTILITY BILL

Office hours for questions regarding your bill:

Monday - Friday 8:00 AM - 4:45 PM

Phone (813) 659-4222 Fax (813) 659-4236

Solid Waste pickup questions (813) 757-9208

After hours Water or Sewer Emergency (813) 757-9172

CUSTOMER NAME	CUSTOMER NUMBER	ACCOUNT NUMBER	SERVICE ADDRESS
NORTH PARK ISLE COMMUNITY DEVELO	636117	1008218830	4063 PARK RD

BILL NUMBER	BILL DATE	BILLING PERIOD	DUE DATE
1579226	08/07/2025	07/08/2025 - 08/07/2025	08/28/2025

CHARGE DESCRIPTION	METER NUMBER	PREVIOUS READ DATE	CURRENT READ DATE	PREVIOUS READING	CURRENT READING	USAGE	CHARGE AMOUNT
WATER RECLAIM COMI	23123604	07/01/25	08/01/25	11172	11608	436	37.07
CONSUMPTION					RATE	USAGE	
RECLAIM					1.410000	20	28.20
RECLAIM					1.950000	416	811.20
UTILITY TAX 10%							87.65

Message: To Avoid a Penalty this Bill Amount is due in Our Office on or before the Due Date.
Services are Subject to Disconnection and a Default Fee for a Past Due Bill.

BILL HISTORY	USAGE	BILL HISTORY	USAGE	BILL HISTORY	USAGE	Previous Balance	\$1,659.10
07/25	760	03/25	545	11/24	499	Total Current Billing	\$964.12
05/25	992	02/25	584	10/24	366	Adjustments	\$0.00
04/25	1137	01/25	754	09/24	711	Less Payments Received	-\$1,659.10
04/25	380	12/24	479	08/24	860	Penalties	\$0.00
						Total Amount Due	\$964.12

Get your family, pets and your home prepared for hurricane season. The City Engineering department (813-659-4200) can provide information about floodplain zones, flood protection insurance, evacuation zones, elevation certifications, or help with property protection. Trim trees



City of Plant City

UTILITY BILLING DEPARTMENT
PO BOX C
PLANT CITY FL 33564-9003

UTILITY BILL

REMIT PORTION - Please write your Account Number on your check.

SERVICE ADDRESS	CYCLE	ACCOUNT NUMBER	CUSTOMER NUMBER
4063 PARK RD	D	1008218830	636117
BILL NUMBER	DUE DATE	TOTAL AMOUNT DUE	
1579226	08/28/2025	\$964.12	

Remit and make checks in US funds payable to:

CITY OF PLANT CITY D
PO BOX C
PLANT CITY FL 33564-9003

00006042025501579226000000964122

Gig Fiber, LLC
2502 N Rocky Point Dr
Ste 1000
Tampa, FL 33607
813-800-5323

INVOICE



Invoice #: 4998
Invoice Date: 08/01/25
Amount Due: \$10,763.50

Bill To:

North Park Isle CDD
2005 Pan Am Circle
Suite 300
Tampa, FL 33607
UNITED STATES

Ship To:

2005 Pan Am Circle
Suite 300
Tampa, FL 33607
UNITED STATES

Due Date
08/31/25

Item	Description	Quantity	Price	Amount
Solar Equipment Lease Income	North Park Isle CDD - Ph 1_August 2025	209	\$51.50	\$10,763.50

Subtotal:	\$10,763.50
Sales Tax:	\$0.00
Total:	\$10,763.50
Payments:	\$0.00
Amount Due:	\$10,763.50

To pay online, go to <https://app02.us.bill.com/p/streetleaf>



NORTH PARK ISLE COMMUNITY
DEVELOPMENT DISTRICT
TROPICAL OASIS AVE, SOLAR
PLANT CITY, FL 33565

Statement Date: July 15, 2025

Amount Due: \$11,112.92

Due Date: August 05, 2025

Account #: 221008971600

DO NOT PAY. Your account will be drafted on August 05, 2025

Account Summary

Previous Amount Due	\$11,112.92
Payment(s) Received Since Last Statement	-\$11,112.92
Current Month's Charges	\$11,112.92

Amount Due by August 05, 2025 \$11,112.92

Amount not paid by due date may be assessed a late payment charge and an additional deposit.



Scan here to view
your account online.

STOP POWER SURGES!
50% OFF install
plus 1st month free!

Limited time offer at
TampaElectric.com/SurgeProtection

Zap Cap | **TECO**
SYSTEMS™ TAMPA ELECTRIC
AN EMERA COMPANY

Learn about your newly redesigned bill and get deeper insights about your usage by visiting TECOaccount.com



To ensure prompt credit, please return stub portion of this bill with your payment.

Account #: 221008971600

Due Date: August 05, 2025



Pay your bill online at TampaElectric.com

See reverse side of your paystub for more ways to pay.

Go Paperless, Go Green! Visit TampaElectric.com/Paperless to enroll now.

Amount Due: \$11,112.92

Payment Amount: \$ _____

651384352571

Your account will be
drafted on August 05, 2025

NORTH PARK ISLE COMMUNITY DEVELOPMENT DISTRICT
1620 E SAM ALLEN RD, ENTR
PLANT CITY, FL 33565

Mail payment to:
TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

Make check payable to: TECO
Please write your account number on the memo line of your check.



Service For:
TROPICAL OASIS AVE
SOLAR, PLANT CITY, FL 33565

Account #: 221008971600
Statement Date: July 15, 2025
Charges Due: August 05, 2025

Service Period: Jun 10, 2025 - Jul 09, 2025

Rate Schedule: LS-2 Customer Specified Lighting

Charge Details



Electric Charges

Lighting Service Items LS-2 (Bright Choices) for 30 days

Lighting Energy Charge	2700 kWh @ \$0.03412/kWh	\$92.12
Monthly Charge		\$4472.02
Lighting Fuel Charge	2700 kWh @ \$0.03363/kWh	\$90.80
Storm Protection Charge	2700 kWh @ \$0.00559/kWh	\$15.09
Clean Energy Transition Mechanism	2700 kWh @ \$0.00043/kWh	\$1.16
Storm Surcharge	2700 kWh @ \$0.01230/kWh	\$33.21
Florida Gross Receipt Tax		\$5.96

Lighting Charges **\$4,710.36**

Billing information continues on next page →

For more information about your bill and understanding your charges, please visit [TampaElectric.com](https://www.tampaelectric.com)

Ways To Pay Your Bill



Bank Draft

Visit TECOaccount.com for free recurring or one time payments via checking or savings account.



In-Person

Find list of Payment Agents at TampaElectric.com



Mail A Check

Payments:
TECO
P.O. Box 31318
Tampa, FL 33631-3318
Mail your payment in the enclosed envelope.



Credit or Debit Card

Pay by credit Card using KUBRA EZ-Pay at TECOaccount.com. Convenience fee will be charged.



Phone

Toll Free:
866-689-6469

All Other

Correspondences:
Tampa Electric
P.O. Box 111
Tampa, FL 33601-0111

Contact Us

Online:

TampaElectric.com

Phone:

Commercial Customer Care:

866-832-6249

Residential Customer Care:

813-223-0800 (Hillsborough)

863-299-0800 (Polk County)

888-223-0800 (All Other Counties)

Hearing Impaired/TTY:

7-1-1

Power Outage:

877-588-1010

Energy-Saving Programs:

813-275-3909

Please Note: If you choose to pay your bill at a location not listed on our website or provided by Tampa Electric, you are paying someone who is not authorized to act as a payment agent at Tampa Electric. You bear the risk that this unauthorized party will relay the payment to Tampa Electric and do so in a timely fashion. Tampa Electric is not responsible for payments made to unauthorized agents, including their failure to deliver or timely deliver the payment to us. Such failures may result in late payment charges to your account or service disconnection.




Service For:
TROPICAL OASIS AVE
SOLAR, PLANT CITY, FL 33565

Account #: 221008971600
Statement Date: July 15, 2025
Charges Due: August 05, 2025

Service Period: Jun 10, 2025 - Jul 09, 2025

Rate Schedule: LS-2 Customer Specified Lighting

Charge Details

 Electric Charges	
Lighting Service Items LS-2 (Bright Choices) for 30 days	
Lighting Energy Charge	\$0.00
Monthly Charge	\$1110.19
Lighting Fuel Charge	\$0.00
Storm Protection Charge	\$0.00
Clean Energy Transition Mechanism	\$0.00
Storm Surcharge	\$0.00
Florida Gross Receipt Tax	\$0.00
Lighting Charges	\$1,110.19

Billing information continues on next page →




Service For:
TROPICAL OASIS AVE
SOLAR, PLANT CITY, FL 33565

Account #: 221008971600
Statement Date: July 15, 2025
Charges Due: August 05, 2025

Service Period: Jun 10, 2025 - Jul 09, 2025

Rate Schedule: LS-2 Customer Specified Lighting

Charge Details

 Electric Charges	
Lighting Service Items LS-2 (Bright Choices) for 30 days	
Lighting Energy Charge	\$0.00
Monthly Charge	\$2797.67
Lighting Fuel Charge	\$0.00
Storm Protection Charge	\$0.00
Clean Energy Transition Mechanism	\$0.00
Storm Surcharge	\$0.00
Florida Gross Receipt Tax	\$0.00
Lighting Charges	\$2,797.67

Billing information continues on next page →




Service For:
TROPICAL OASIS AVE
SOLAR, PLANT CITY, FL 33565

Account #: 221008971600
Statement Date: July 15, 2025
Charges Due: August 05, 2025

Service Period: Jun 10, 2025 - Jul 09, 2025

Rate Schedule: LS-2 Customer Specified Lighting

Charge Details

 Electric Charges	
Lighting Service Items LS-2 (Bright Choices) for 30 days	
Lighting Energy Charge	\$0.00
Monthly Charge	\$1065.78
Lighting Fuel Charge	\$0.00
Storm Protection Charge	\$0.00
Clean Energy Transition Mechanism	\$0.00
Storm Surcharge	\$0.00
Florida Gross Receipt Tax	\$0.00
Lighting Charges	\$1,065.78

Billing information continues on next page →




Service For:
TROPICAL OASIS AVE
SOLAR, PLANT CITY, FL 33565

Account #: 221008971600
Statement Date: July 15, 2025
Charges Due: August 05, 2025

Service Period: Jun 10, 2025 - Jul 09, 2025

Rate Schedule: LS-2 Customer Specified Lighting

Charge Details

 Electric Charges	
Lighting Service Items LS-2 (Bright Choices) for 30 days	
Lighting Energy Charge	\$0.00
Monthly Charge	\$444.08
Lighting Fuel Charge	\$0.00
Storm Protection Charge	\$0.00
Clean Energy Transition Mechanism	\$0.00
Storm Surcharge	\$0.00
Florida Gross Receipt Tax	\$0.00
Lighting Charges	\$444.08

Billing information continues on next page →



Service For:
TROPICAL OASIS AVE
SOLAR, PLANT CITY, FL 33565

Account #: 221008971600
Statement Date: July 15, 2025
Charges Due: August 05, 2025

Service Period: Jun 10, 2025 - Jul 09, 2025

Rate Schedule: LS-2 Customer Specified Lighting

Charge Details

 Electric Charges		
Lighting Service Items LS-2 (Bright Choices) for 30 days		
Lighting Energy Charge	210 kWh @ \$0.03412/kWh	\$7.17
Monthly Charge		\$655.46
Lighting Fuel Charge	210 kWh @ \$0.03363/kWh	\$7.06
Storm Protection Charge	210 kWh @ \$0.00559/kWh	\$1.17
Clean Energy Transition Mechanism	210 kWh @ \$0.00043/kWh	\$0.09
Storm Surcharge	210 kWh @ \$0.01230/kWh	\$2.58
Florida Gross Receipt Tax		\$0.46
Lighting Charges		\$673.99

Billing information continues on next page →




Service For:
TROPICAL OASIS AVE
SOLAR, PLANT CITY, FL 33565

Account #: 221008971600
Statement Date: July 15, 2025
Charges Due: August 05, 2025

Service Period: Jun 10, 2025 - Jul 09, 2025

Rate Schedule: LS-2 Customer Specified Lighting

Charge Details

 Electric Charges	
Lighting Service Items LS-2 (Bright Choices) for 30 days	
Lighting Energy Charge	\$0.00
Monthly Charge	\$310.85
Lighting Fuel Charge	\$0.00
Storm Protection Charge	\$0.00
Clean Energy Transition Mechanism	\$0.00
Storm Surcharge	\$0.00
Florida Gross Receipt Tax	\$0.00
Lighting Charges	\$310.85

Total Current Month's Charges	\$11,112.92
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Service For:
TROPICAL OASIS AVE
SOLAR, PLANT CITY, FL 33565

Account #: 221008971600
Statement Date: July 15, 2025
Charges Due: August 05, 2025

Important Messages

Attendance Confirmation
for
BOARD OF SUPERVISORS

District Name:	North Park Isle CDD
Board Meeting Date:	August 07, 2025

	Name	In Attendance Please X	Paid
1	Carlos de la Ossa	X	\$200
2	Nick Dister		X
3	Ryan Motko	X	\$200
4	Albert Vierra	X	\$200
5	Kelly Evans	X	\$200

The supervisors present at the above referenced meeting should be compensated accordingly

Approved for payment:

<i>Jayna Cooper</i>	08/07/2025
District Manager Signature	Date

**** PLEASE RETURN SIGNED DOCUMENT TO LORI BINGLE****

Attendance Confirmation
for
BOARD OF SUPERVISORS

District Name:	North Park Isle CDD
Board Meeting Date:	August 07, 2025

	Name	In Attendance Please X	Paid
1	Carlos de la Ossa	X	\$200
2	Nick Dister		X
3	Ryan Motko	X	\$200
4	Albert Vierra	X	\$200
5	Kelly Evans	X	\$200

The supervisors present at the above referenced meeting should be compensated accordingly

Approved for payment:

<i>Jayna Cooper</i>	08/07/2025
District Manager Signature	Date

**** PLEASE RETURN SIGNED DOCUMENT TO LORI BINGLE****

Down to Earth

PO Box 72701
Cleveland, Ohio 44192-0002
(321) 263-2700



Invoice: #151175

August 2025

Customer

North Park Isles CDD

2005 Pan Am Circle STE 300

Tampa , FL 33607

Property / Project Address

North Park Isles CDD
3716 N Maryland Ave
Plant City , FL 33565

Project/Job

Rip rap swales along Sam Allen
Estimate # 125270

Invoice Date

8/18/2025

Date Due

9/2/2025

Terms

Net 15

Customer PO #**Invoice Details**

Description of Services & Items	Unit	Quantity	Rate	Amount
#125270 - Rip rap swales along Sam Allen				\$700.00
Line trim all growth along the rocks and haul away				

Estimates require a 50% deposit to order and schedule any approved work. Price does not include any irrigation repairs. Irrigation repairs to be billed separately on a time and material basis.

LCE025: Tree/Plant Installation	\$700.00
Enhancement Labor (Hide) (E) (Labor)	\$700.00

Billing Questions

Francine.Martinez@Down2Earthinc.com
(352) 523-4954

Visit us at <https://dtelandscape.com> for all other questions or concerns.

To view invoices and to make payment by credit card, please click the link below. A processing fee of 2.75% will be added to all credit card payments.
[DTELandscape.propertyserviceportal.com](https://dtelandscape.propertyserviceportal.com)

To make payment by ACH (electronic check payments), please click the link below. No processing fee will be added.

<https://huntington.billierq.com/ebpp/DownToEarth/>

Subtotal	\$700.00
Sales Tax	\$0.00
Total	\$700.00
Credits/Payments	(\$0.00)
Balance Due	\$700.00

Attendance Confirmation
for
BOARD OF SUPERVISORS

District Name:	North Park Isle CDD
Board Meeting Date:	August 07, 2025

	Name	In Attendance Please X	Paid
1	Carlos de la Ossa	X	\$200
2	Nick Dister		X
3	Ryan Motko	X	\$200
4	Albert Vierra	X	\$200
5	Kelly Evans	X	\$200

The supervisors present at the above referenced meeting should be compensated accordingly

Approved for payment:

<i>Jayna Cooper</i>	08/07/2025
District Manager Signature	Date

**** PLEASE RETURN SIGNED DOCUMENT TO LORI BINGLE****

Service Slip/Invoice



McCall Service
PO BOX 600730
JACKSONVILLE, FL 32260-0730
800-342-6948

INVOICE: 59508976
DATE: 08/21/2025
ORDER: 59508976

Bill To: [63015239]
NORTH PARK ISLE CDD
Brooke Chapman
2005 PAN AM CIR
TAMPA, FL 33607-2359

Work Location: [63015239] 813-334-5882
NORTH PARK ISLE CDD
Brooke Chapman
3716 N MARYLAND AVE
PLANT CITY, FL 33565

Work Date	Time	Target Pest	Technician		Time In
08/21/2025	08:49 AM	WASP	LHUDSON	Leon Hudson	08:49 AM
Purchase Order	Terms	Last Service	Map Code		Time Out
	NET 30	08/21/2025		Lic:JE333952	08:49 AM

Service	Description	Price
---------	-------------	-------

FL COMM PM WASP SERVICE \$50.00

Hello....I spoke with Brooke on arrival.....I brushed around the windows doors and eaves and on the patio with a spider repellent I knocked down some webs and debris.....I sprayed a liquid residual along the foundation of the building to prevent pest entry.....I applied granules in the ornamental beds around the building and pool for ants and other unwanted pests.....I inspected all four rodent boxes and refreshed the bait they all had heavy activity....for the wasp service I inspected the picnic table area and the playground equipment I brushed around these areas knocking down some webs a few old wasp nests and two live wasp nests....I used an aerosol treatment to eliminate the active wasp nests....Brooke was in her office with the door shut when I finished I did not disturb her.....please allow 7-14 days for best results....thank you for choosing McCall service and I hope you have a great day....Leon

SUBTOTAL \$50.00
TAX \$3.75
AMT. PAID \$0.00
TOTAL \$53.75

AMOUNT DUE \$53.75

TECHNICIAN SIGNATURE

CUSTOMER SIGNATURE

* Balances outstanding over 30 days from the date of service may be subject to a late fee of the lesser of 1.5% per month (18% per year) or the maximum allowed by law.
Customer agrees to pay accrued expenses in the event of collection.

I hereby acknowledge the satisfactory completion of all services rendered, and agree to pay the cost of services as specified above.

PLEASE PAY FROM THIS INVOICE

INVOICE:	59508907
DATE:	08/21/2025
ORDER:	59508907



McCall Service
PO BOX 600730
JACKSONVILLE, FL 32260-0730
800-342-6948

INVOICE:	59508907
DATE:	08/21/2025
ORDER:	59508907

Bill To: [63015239]
NORTH PARK ISLE CDD
Brooke Chapman
2005 PAN AM CIR
TAMPA, FL 33607-2359

Work
Location: [63015239] 813-334-5882
NORTH PARK ISLE CDD
Brooke Chapman
3716 N MARYLAND AVE
PLANT CITY, FL 33565

Work Date	Time	Target Pest	Technician	Time In	
08/21/2025	08:49 AM		LHUDSON	Leon Hudson	08:49 AM
Purchase Order		Terms	Last Service	Map Code	Time Out
		NET 30	08/21/2025	Lic:JE333952	09:42 AM

Service	Description	Price
FL COMM PM	FL COMMERCIAL PEST MGMT	\$125.00
RODENT SERVICE	RODENT SERVICE	\$0.00
<p>Hello....I spoke with Brooke on arrival.....I brushed around the windows doors and eaves and on the patio with a spider repellent I knocked down some webs and debris.....I sprayed a liquid residual along the foundation of the building to prevent pest entry.....I applied granules in the ornamental beds around the building and pool for ants and other unwanted pests.....I inspected all four rodent boxes and refreshed the bait they all had heavy activity....for the wasp service I inspected the picnic table area and the playground equipment I brushed around these areas knocking down some webs a few old wasp nests and two live wasp nests....I used an aerosol treatment to eliminate the active wasp nests....Brooke was in her office with the door shut when I finished I did not disturb her.....please allow 7-14 days for best results....thank you for choosing McCall service and I hope you have a great day....Leon</p>		
		SUBTOTAL \$125.00
		TAX \$0.00
		AMT. PAID \$0.00
		TOTAL \$125.00
		AMOUNT DUE \$125.00
		
		TECHNICIAN SIGNATURE
		CUSTOMER SIGNATURE

* Balances outstanding over 30 days from the date of service may be subject to a late fee of the lesser of 1.5% per month (18% per year) or the maximum allowed by law. Customer agrees to pay accrued expenses in the event of collection.

I hereby acknowledge the satisfactory completion of all services rendered,
and agree to pay the cost of services as specified above.

PLEASE PAY FROM **60** THIS INVOICE

Attendance Confirmation
for
BOARD OF SUPERVISORS

District Name:	North Park Isle CDD
Board Meeting Date:	August 07, 2025

	Name	In Attendance Please X	Paid
1	Carlos de la Ossa	X	\$200
2	Nick Dister	X	\$200
3	Ryan Motko	X	\$200
4	Albert Vierra	X	\$200
5	Kelly Evans	X	\$200

The supervisors present at the above referenced meeting should be compensated accordingly

Approved for payment:

Jayna Cooper	08/07/2025
District Manager Signature	Date

**** PLEASE RETURN SIGNED DOCUMENT TO LORI BINGLE****

Attendance Confirmation
for
BOARD OF SUPERVISORS

District Name:	North Park Isle CDD
Board Meeting Date:	August 07, 2025

	Name	In Attendance Please X	Paid
1	Carlos de la Ossa	X	\$200
2	Nick Dister		X
3	Ryan Motko	X	\$200
4	Albert Vierra	X	\$200
5	Kelly Evans	X	\$200

The supervisors present at the above referenced meeting should be compensated accordingly

Approved for payment:

<i>Jayna Cooper</i>	08/07/2025
District Manager Signature	Date

**** PLEASE RETURN SIGNED DOCUMENT TO LORI BINGLE****



Remit Address for Payment by Check:
(See bottom for EFT Payment information)

Signal 88, LLC

PO Box 8246
Omaha, NE 68108
remittance@teamsignal.com

BILL TO

North Park Isle

3716 N Maryland Ave
Plant City, FL 33578

INVOICE

Invoice Number: US_63891
Invoice Date: 2025-08-01
Due Date: 2025-08-16
Terms: NET15
Customer ID: 214488
Customer PO:

Amount Due: \$2,913.68

**THERE WILL BE A \$30 CHARGE FOR ALL
RETURNED CHECKS. 1.5% INTEREST (18%
APR) IS ASSESSED ON ALL UNPAID
BALANCES**

Period	Description	QTY	Unit Price	Total
2025-08-01- 2025-08-31	Dedicated Security Officer - Pool Guard: : Service Location: North Park Isle	80	\$33.88	\$2,710.40

Subtotal	\$2,710.40
Sales tax	\$203.28
1) FLORIDA FL STATE TAX (6)	\$162.62
2) HILLSBOROUGH FL COUNTY TAX (1.5)	\$40.66
Total	\$2,913.68

EFT Remittance: American National Bank: 104000854 Account 320166747

Please include Invoice number & Customer ID with payment remittance

Billing Questions/Support: Billing@teamsignal.com or (877) 498-8494

Thank you for choosing Signal for your needs. We're committed to providing you
with peace of mind.



INVOICE

Page 1 of 2

Invoice Number	2442473
Invoice Date	August 14, 2025
Customer Number	150688
Project Number	238202100

Bill To

North Park Isle Community
Development District
Accounts Payable
c/o Inframark
2005 Pan Am Circle
Suite 300
Tampa FL 33607
United States

EFT/ACH Remit To (Preferred)

Stantec Consulting Services Inc. (SCSI)
Bank of America
ABA No. : 111000012
Account No: 3752096026
Email Remittance: eft@stantec.com

Alternative Remit To

Stantec Consulting Services Inc.
(SCSI)
13980 Collections Center Drive
Chicago IL 60693
United States
Federal Tax ID
11-2167170

Project Description: North Park Isle CDD

Stantec Project Manager:	Stewart, Tonja L
Authorization Amount:	\$5,000.00
Authorization Previously Billed:	\$4,046.00
Authorization Budget Remaining:	\$641.50
Authorization Billed to Date:	\$4,358.50
Current Invoice Due:	\$312.50
For Period Ending:	August 8, 2025

Email Invoice: InframarkCMS@payableslockbox.com
CC: michael.perez@inframark.com

Net Due in 30 Days or in accordance with terms of the contract

Stantec will not change our banking information. If you receive a request noting our banking information has changed, please contact your Stantec Project Manager

INVOICE

Page 2 of 2

Invoice Number

2442473

Project Number

238202100

Top Task 2025

2025 FY General Consulting

Professional Services

Billing Level

	Date	Hours	Rate	Current Amount
Level 09				
Nurse, Vanessa M	2025-07-23	0.25	110.00	27.50
		0.25		27.50
Level 10				
Rankin, Ashley Alexandra	2025-07-22	0.50	190.00	95.00
Waag, R Tyson (Tyson)	2025-08-06	0.25	190.00	47.50
Waag, R Tyson (Tyson)	2025-08-07	0.75	190.00	142.50
		1.50		285.00
Professional Services Subtotal		1.75		312.50

Top Task 2025 Total

312.50

Total Fees & Disbursements

\$312.50

INVOICE TOTAL (USD)

\$312.50

Billing Backup

Date	Project	Task	Expnd Type	Employee/Supplier	Quantity	Bill Rate	Bill Amount	Comment	AP Ref. #
2025-07-23	238202100	2025	Direct - Regular	NURSE, VANESSA M	0.25	110.00	27.50	PROJECT MANAGER SUPPORT	
2025-07-22	238202100	2025	Direct - Regular	RANKIN, ASHLEY ALEXANDRA	0.50	190.00	95.00	PROJECT COORDINATION	
2025-08-06	238202100	2025	Direct - Regular	WAAG, R TYSON (TYSON)	0.25	190.00	47.50	MONTHLY BOARD MEETING PREPARATION.	
2025-08-07	238202100	2025	Direct - Regular	WAAG, R TYSON (TYSON)	0.75	190.00	142.50	MONTHLY BOARD MEETING ATTENDANCE (BUDGET MEETING AND REGULAR AGENDA).	
Total Project 238202100					1.75		\$312.50		

Straley Robin Vericker

1510 W. Cleveland Street

Tampa, FL 33606

Telephone (813) 223-9400

Federal Tax Id. - 20-1778458

North Park Isle CDD
Inframark
2005 Pan Am Circle, Suite 300
Tampa, FL 33607

August 15, 2025

Client: 001509

Matter: 000001

Invoice #: 26951

Page: 1

RE: General

For Professional Services Rendered Through July 31, 2025

SERVICES

Date	Person	Description of Services	Hours	Amount
7/2/2025	KCH	PREPARE TERMINATION NOTICE TO THE POOL ATTENDANT EFFECTIVE JULY 7, 2025.	0.6	\$225.00
7/3/2025	KCH	REVIEW AGEND PACKAGE.	0.4	\$150.00
7/8/2025	WAS	DRAFT NO FISHING POLICY AND RESOLUTION ADOPTING NO FISHING POLICY.	0.8	\$268.00
7/9/2025	JMV	REVIEW AGENDA PACKE AND PREPARE FOR CDD BOARD MEETING.	0.3	\$121.50
7/10/2025	JMV	PREPARE FOR AND ATTEND CDD BOARD MEETING.	0.5	\$202.50
7/11/2025	KCH	PREPARE FOR AND ATTEND BOS MEETING IN PERSON.	0.5	\$187.50
7/15/2025	KCH	PREPARE SERVICES AGREEMENT FOR POOL MONITOR WITH SIGNAL 88.	1.0	\$375.00
7/17/2025	KCH	PREPARE EASEMENT ENCROACHMENT WITH DRAINAGE PIPE AGREEMENT FOR 3719 CAPITAL RESERVE DRIVE; REVIEW FENCE APPLICATION AND ASSOCIATED PLAT FOR SAME.	1.0	\$375.00
7/18/2025	VKB	PREPARE FOR AND ATTEND OPS MEETING VIA TEAMS.	0.2	\$81.00
7/22/2025	KCH	REVIEW ASSOCIATED PLAT AND PREPARE EASEMENT ENCROACHMENT AGREEMENT WITH DRAINAGE PIPE FOR 3640 FOREST PATH DRIVE.	1.0	\$375.00
Total Professional Services			6.3	\$2,360.50

August 15, 2025
Client: 001509
Matter: 000001
Invoice #: 26951

Page: 2

Total Services	\$2,360.50	
Total Disbursements	\$0.00	
Total Current Charges		\$2,360.50
Previous Balance		\$3,406.50
Less Payments		(\$3,406.50)
PAY THIS AMOUNT		\$2,360.50

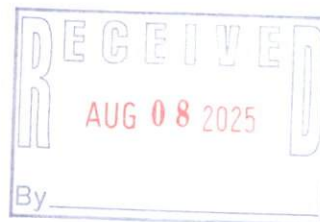
Please Include Invoice Number on all Correspondence



Corporate Trust Services
EP-MN-WN3L
60 Livingston Ave.
St. Paul, MN 55107

Invoice Number: 7839268
Account Number: 231889000
Invoice Date: 07/25/2025
Direct Inquiries To: Duffy, Leanne M
Phone: (407)-835-3807

North Park Isle COMM Dev District
ATTN District Manager
2005 Pan AM Circle Ste 300
Tampa, FL 33607
United States



**NORTH PARK ISLE COMMUNITY DEVELOPMENT DISTRICT SPECIAL ASSESSMENT REVENUE BOND,
SERIES 2019 (ASSESSMENT AREA ONE)**

The following is a statement of transactions pertaining to your account. For further information, please review the attached.

STATEMENT SUMMARY

PLEASE REMIT BOTTOM COUPON PORTION OF THIS PAGE WITH CHECK PAYMENT OF INVOICE.

TOTAL AMOUNT DUE

\$4,440.63

All invoices are due upon receipt.

Please detach at perforation and return bottom portion of the statement with your check, payable to U.S. Bank.

**NORTH PARK ISLE COMMUNITY DEVELOPMENT
DISTRICT SPECIAL ASSESSMENT REVENUE BOND,
SERIES 2019 (ASSESSMENT AREA ONE)**

Invoice Number: 7839268
Account Number: 231889000
Current Due: \$4,440.63

Direct Inquiries To: Duffy, Leanne M
Phone: (407)-835-3807

Wire Instructions:

U.S. Bank
ABA # 091000022
Acct # 1-801-5013-5135
Trust Acct # 231889000
Invoice # 7839268
Attn: Fee Dept St. Paul

Please mail payments to:

U.S. Bank
CM-9690
PO BOX 70870
St. Paul, MN 55170-9690





Corporate Trust Services
EP-MN-WN3L
60 Livingston Ave.
St. Paul, MN 55107

Invoice Number: 7839268
Invoice Date: 07/25/2025
Account Number: 231889000
Direct Inquiries To: Duffy, Leanne M
Phone: (407)-835-3807

3/3

**NORTH PARK ISLE COMMUNITY DEVELOPMENT
DISTRICT SPECIAL ASSESSMENT REVENUE BOND,
SERIES 2019 (ASSESSMENT AREA ONE)**

Accounts Included 231889000 231889001 231889002 231889003 231889004 231889005
In This Relationship: 231889006

CURRENT CHARGES SUMMARIZED FOR ENTIRE RELATIONSHIP

Detail of Current Charges	Volume	Rate	Portion of Year	Total Fees
04200 Trustee	1.00	3,750.00	100.00%	\$3,750.00
Subtotal Administration Fees - In Advance 07/01/2025 - 06/30/2026				\$3,750.00
19190 Other 2 amortization schedules 2024	400.00	1.00		\$400.00
Subtotal Extraordinary Services - In Arrears 07/01/2024 - 06/30/2025				\$400.00
Incidental Expenses 07/01/2025 to 06/30/2026	3,750.00	0.0775		\$290.63
Subtotal Incidental Expenses				\$290.63
TOTAL AMOUNT DUE				\$4,440.63



Down to Earth

PO Box 72701
Cleveland, Ohio 44192-0002
(321) 263-2700



Invoice: #151174

August 2025

Customer

North Park Isles CDD

2005 Pan Am Circle STE 300

Tampa, FL 33607

Property / Project Address

North Park Isles CDD
3716 N Maryland Ave
Plant City, FL 33565

Project/Job

Remove and replace fountain grass (pool)
Estimate # 119740

Invoice Date

8/18/2025

Date Due

9/2/2025

Terms

Net 15

Customer PO #**Invoice Details**

Description of Services & Items	Unit	Quantity	Rate	Amount
#119740 - Remove and replace fountain grass (pool)				\$6,627.39
<ul style="list-style-type: none"> Remove dead fountain grass and replace. This is inside and outside the pool area. Remove and replace dead Podocarpus around the parking lot Adjust and modify irrigation around new plants. 				

Estimates require a 50% deposit to order and schedule any approved work. Price does not include any irrigation repairs. Irrigation repairs to be billed separately on a time and material basis.

LCE025: Tree/Plant Installation				\$6,087.39
Fountain Grass "Green/White" Installed (E) (Kit)	1 Gallon	200.00	\$13.51	\$2702.39
Podocarpus "Japanese Yew" Installed (E) (Kit)	7 Gallon	20.00	\$94.25	\$1885.00
Site Prep, Removal, & Disposal (E) (Labor)				\$1500.00
LCE006: Irrigation Repairs				\$540.00
Irrigation Labor (Hide) (Labor)				\$340.00
Miscellaneous Irrigation Parts (Material)	Each	1.00	\$200.00	\$200.00

Billing Questions

Francine.Martinez@Down2Earthinc.com
(352) 523-4954

Visit us at <https://dtelandscape.com> for all other questions or concerns.

To view invoices and to make payment by credit card, please click the link below. A processing fee of 2.75% will be added to all credit card payments.
[DTElandscape.propertyserviceportal.com](https://dtelandscape.propertyserviceportal.com)

To make payment by ACH (electronic check payments), please click the link below. No processing fee will be added.
<https://huntington.billeriq.com/ebpp/DownToEarth/>

Subtotal	\$6,627.39
Sales Tax	\$0.00
Total	\$6,627.39
Credits/Payments	(\$0.00)
Balance Due	\$6,627.39

Late Payments are subject to an 18% per annum interest rate, applied daily, on the overdue balance. A processing fee of 2.75% will be added to all credit card payments.
See Terms & Conditions at <https://dtelandscape.com/terms-and-conditions/>.

RE: north park

From: Perez, Michael <michael.perez@inframark.com>

Date: Wed 6/11/2025 9:35 AM

To: Dave Towseley <dave.towseley@down2earthinc.com>; Gandarilla, Arturo <agandarilla@inframark.com>

Attention!

Notice: External Email

Use caution when opening links, attachments, and when prompted to enter User IDs, Passwords or Confidential Information.

Please report any suspicious email to IT Support.

Good morning Dave,

The 2 proposals were approved at the meeting on Thursday, 118740 and 118730. I will get you the signed documents tomorrow when I can scan them in.

Thank you

Michael Perez | District Manager



313 Campus Street Celebration, FL 34747

Email: michael.perez@inframark.com

Direct: 856-289-7919 | www.inframark.com

Please note: Florida has a very broad public records law. Most written communications to or from districts regarding business are public records available to the public and media upon request. Your e-mail communications may therefore be subject to public disclosure. Please do not reply "to all".

Go Green! Please do not print this e-mail unless you really need to!

Allen Clemons

From: Christopher Labenz
Sent: Tuesday, August 5, 2025 5:38 AM
To: Allen Clemons
Subject: Fw:

Chris Labenz

Branch Manager

813-590-8365

Chris.labenz@down2earthinc.com

6501 Orient Rd.

Tampa, FL 33610

Dtelandscape.com



From: Allen Clemons <allen.clemons@down2earthinc.com>
Sent: Tuesday, August 5, 2025 5:37 AM
To: Christopher Labenz <chris.labenz@down2earthinc.com>
Subject:

Good morning Allen,

This is Arturo Gandarilla, the District Field Inspector with Inframark. Please use this message as approval to proceed with cleaning Pond 25 on E. Sam Allen Rd at North Park Isle. The total for the work is \$700. The pond is currently overgrown with weeds and in need of attention.

Thank you.

Allen Clemons

Account Manager -Tampa

(813) 249-1599 Office

(813) 522-1108 Cell

6501 Orient Road

Tampa, FL 33610

www.DtELandscape.com

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To: Allen Clemons
Subject: Fw:

Chris Labenz
Branch Manager
813-590-8365
Chris.labenz@down2earthinc.com
6501 Orient Rd.
Tampa, FL 33610
Dtelandscape.com



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Thank you.

Allen Clemons
Account Manager -Tampa
(813) 249-1599 Office
(813) 522-1108 Cell

6501 Orient Road
Tampa, FL 33610

www.DtELandscape.com

PO Box 18204
Sarasota, FL 34276

Date	Invoice #
8/1/2025	5541

North Park Isle CDD
c/o Inframark
2005 Pan Am Circle, Suite 300
Tampa, FL 33607

Description	Amount
Lake 16 Cleanup Event	1,925.00
Additional mobilization fee	300.00
Total	\$2,225.00

Pete@Eco-Logic-Services.com

North Park Isle Community Development District

Financial Statements
(Unaudited)

Period Ending
August 31, 2025

Prepared by:



2005 Pan Am Circle ~ Suite 300 ~ Tampa, Florida 33607
Phone (813) 873-7300 ~ Fax (813) 873-7070

NORTH PARK ISLE COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of August 31, 2025

(In Whole Numbers)

ACCOUNT DESCRIPTION	SERIES 2019		SERIES 2021		SERIES 2019		SERIES 2021		GENERAL		GENERAL		TOTAL
	GENERAL	DEBT SERVICE	DEBT SERVICE	CAPITAL	CAPITAL	GENERAL	GENERAL	FIXED ASSETS	LONG-TERM				
	FUND	FUND	FUND	PROJECTS	PROJECTS	FUND	FUND	FUND	DEBT FUND				
ASSETS													
Cash - Operating Account	\$ 171,911	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	171,911	
Due From Other Funds	1,492	-	-	-	-	-	-	-	-	-	-	1,492	
Investments:													
General Account	-	-	-	2	-	-	-	-	-	-	-	2	
Acq. & Construction - Master	-	-	-	-	118,636	-	-	-	-	-	-	118,636	
Acquisition & Construction Account	-	-	-	38,049	40,861	-	-	-	-	-	-	78,910	
Prepayment Account	-	1,578	-	-	-	-	-	-	-	-	-	1,578	
Reserve Fund	-	341,059	406,196	-	-	-	-	-	-	-	-	747,255	
Revenue Fund	-	353,846	669,252	-	-	-	-	-	-	-	-	1,023,098	
Deposits	21,760	-	-	-	-	-	-	-	-	-	-	21,760	
Utility Deposits	1,957	-	-	-	-	-	-	-	-	-	-	1,957	
Fixed Assets													
Improvements Other Than Buildings	-	-	-	-	-	-	-	9,097,320	-	-	-	9,097,320	
Construction Work In Process	-	-	-	-	-	-	-	14,295,393	-	-	-	14,295,393	
Right to Use Lease Asset	-	-	-	-	-	-	-	1,699,725	-	-	-	1,699,725	
Amount Avail In Debt Services	-	-	-	-	-	-	-	-	1,235,754	-	-	1,235,754	
Amount To Be Provided	-	-	-	-	-	-	-	-	22,414,246	-	-	22,414,246	
TOTAL ASSETS	\$ 197,120	\$ 696,483	\$ 1,075,448	\$ 38,051	\$ 159,497	\$ 25,092,438	\$ 23,650,000	\$ 50,909,037					
LIABILITIES													
Accounts Payable	\$ 21,278	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	21,278	
Bonds Payable	-	-	-	-	-	-	-	-	23,650,000	-	-	23,650,000	
Due To Other Funds	-	1,492	-	-	-	-	-	-	-	-	-	1,492	
TOTAL LIABILITIES	21,278	1,492	-	-	-	-	-	23,650,000	23,672,770				

NORTH PARK ISLE COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of August 31, 2025

(In Whole Numbers)

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2019 DEBT SERVICE FUND	SERIES 2021 DEBT SERVICE FUND	SERIES 2019 CAPITAL PROJECTS FUND	SERIES 2021 CAPITAL PROJECTS FUND	GENERAL FIXED ASSETS FUND	GENERAL LONG-TERM DEBT FUND	TOTAL
<u>FUND BALANCES</u>								
Restricted for:								
Debt Service	-	694,991	1,075,448	-	-	-	-	1,770,439
Capital Projects	-	-	-	38,051	159,497	-	-	197,548
Unassigned:	175,842	-	-	-	-	25,092,438	-	25,268,280
TOTAL FUND BALANCES	175,842	694,991	1,075,448	38,051	159,497	25,092,438	-	27,236,267
TOTAL LIABILITIES & FUND BALANCES	\$ 197,120	\$ 696,483	\$ 1,075,448	\$ 38,051	\$ 159,497	\$ 25,092,438	\$ 23,650,000	\$ 50,909,037

NORTH PARK ISLE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending August 31, 2025
General Fund (001)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
Interest - Tax Collector	\$ -	\$ 2,213	\$ 2,213	0.00%
Rental Income	-	4,225	4,225	0.00%
Special Assmnts- Tax Collector	407,027	519,209	112,182	127.56%
Special Assmnts- CDD Collected	482,798	339,711	(143,087)	70.36%
Other Miscellaneous Revenues	-	2,167	2,167	0.00%
TOTAL REVENUES	889,825	867,525	(22,300)	97.49%

EXPENDITURES

Administration

Supervisor Fees	12,000	11,000	1,000	91.67%
Trustees Fees	8,100	8,481	(381)	104.70%
Disclosure Report	7,200	4,800	2,400	66.67%
District Counsel	10,000	24,638	(14,638)	246.38%
District Engineer	5,000	9,278	(4,278)	185.56%
District Manager	36,000	24,000	12,000	66.67%
Accounting Services	6,750	4,500	2,250	66.67%
Auditing Services	6,000	6,300	(300)	105.00%
Website ADA Compliance	1,500	1,500	-	100.00%
Mailings	2,500	-	2,500	0.00%
Postage, Phone, Faxes, Copies	500	1,320	(820)	264.00%
General Liability	3,800	2,041	1,759	53.71%
Public Officials Insurance	3,100	1,665	1,435	53.71%
Property & Casualty Insurance	50,000	26,859	23,141	53.72%
Deductible	2,500	-	2,500	0.00%
Legal Advertising	7,000	816	6,184	11.66%
Bank Fees	250	531	(281)	212.40%
Website Admin Services	1,500	1,000	500	66.67%
Onsite Office Supplies	100	916	(816)	916.00%
Dues, Licenses & Fees	175	895	(720)	511.43%
Total Administration	163,975	130,540	33,435	79.61%

Electric Utility Services

Electric Utility Services	15,000	145,339	(130,339)	968.93%
Total Electric Utility Services	15,000	145,339	(130,339)	968.93%

Garbage/Solid Waste Services

Garbage Dumpster - Rental/Collection	5,000	-	5,000	0.00%
Total Garbage/Solid Waste Services	5,000	-	5,000	0.00%

NORTH PARK ISLE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending August 31, 2025
General Fund (001)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>Water-Sewer Comb Services</u>				
Water/Waste	3,500	43,419	(39,919)	1240.54%
Total Water-Sewer Comb Services	3,500	43,419	(39,919)	1240.54%
<u>Other Physical Environment</u>				
Waterway Management	44,000	32,723	11,277	74.37%
Field Management	12,000	15,000	(3,000)	125.00%
Contracts-Aquatic Control	-	46,325	(46,325)	0.00%
Pool Maintenance - Contract	11,200	20,100	(8,900)	179.46%
Debris Cleanup	2,500	750	1,750	30.00%
Landscape Maintenance - Contract	180,000	204,808	(24,808)	113.78%
Amenity Pest Control	2,000	3,369	(1,369)	168.45%
Onsite Staff	70,000	51,556	18,444	73.65%
Janitorial Services & Supplies	1,800	8,380	(6,580)	465.56%
R&M Drainage	25,000	-	25,000	0.00%
R&M-Other Landscape	10,000	31,255	(21,255)	312.55%
Pools R&M	20,000	4,819	15,181	24.10%
Amenity Maintenance & Repairs	10,000	8,790	1,210	87.90%
Janitorial - Maintenance	8,000	-	8,000	0.00%
R&M-Bush Hogging	1,500	-	1,500	0.00%
Entrance Monuments, Gates, Walls R&M	2,800	4,032	(1,232)	144.00%
Landscaping - Annuals	15,000	11,296	3,704	75.31%
Landscaping - Mulch	20,000	-	20,000	0.00%
Landscape Maintenance	5,000	43,259	(38,259)	865.18%
Shared Landscape Maint Fr Entrance	1,500	-	1,500	0.00%
Security Monitoring Services	15,000	-	15,000	0.00%
Landscaping - Plant Replacement Program	15,000	21,480	(6,480)	143.20%
Security System Monitoring and Maint	3,000	16,554	(13,554)	551.80%
Storm Cleanup	-	32,338	(32,338)	0.00%
Misc Maintenance	15,000	37,575	(22,575)	250.50%
Irrigation Maintenance	15,000	4,671	10,329	31.14%
Mitigation Area	2,500	-	2,500	0.00%
Aquatics - Contracts	3,000	-	3,000	0.00%
Aquatics - Plant Replacement	2,000	-	2,000	0.00%
Key Card Distribution	2,000	-	2,000	0.00%
Holiday Decorations	15,000	1,963	13,037	13.09%
Janitorial Supplies	1,000	-	1,000	0.00%
Dog Waste Station Service and Supplies	9,000	375	8,625	4.17%

NORTH PARK ISLE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending August 31, 2025
General Fund (001)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
Amenity Furniture R&M	5,000	-	5,000	0.00%
Reserve - Undesignated	27,550	-	27,550	0.00%
Total Other Physical Environment	572,350	601,418	(29,068)	105.08%
<u>Road and Street Facilities</u>				
Street Lights	130,000	116,204	13,796	89.39%
Total Road and Street Facilities	130,000	116,204	13,796	89.39%
TOTAL EXPENDITURES	889,825	1,036,920	(147,095)	116.53%
Excess (deficiency) of revenues				
Over (under) expenditures	-	(169,395)	(169,395)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		345,237		
FUND BALANCE, ENDING		\$ 175,842		

NORTH PARK ISLE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending August 31, 2025
Series 2019 Debt Service Fund (200)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 25,087	\$ 25,087	0.00%
Special Assmnts- Tax Collector	678,975	686,370	7,395	101.09%
TOTAL REVENUES	678,975	711,457	32,482	104.78%
<u>EXPENDITURES</u>				
<u>Debt Service</u>				
Principal Debt Retirement	215,000	215,000	-	100.00%
Interest Expense	463,975	468,050	(4,075)	100.88%
Total Debt Service	678,975	683,050	(4,075)	100.60%
TOTAL EXPENDITURES	678,975	683,050	(4,075)	100.60%
Excess (deficiency) of revenues				
Over (under) expenditures	-	28,407	28,407	0.00%
<u>OTHER FINANCING SOURCES (USES)</u>				
Interfund Transfers-Out	-	(12,825)	(12,825)	0.00%
TOTAL FINANCING SOURCES (USES)	-	(12,825)	(12,825)	0.00%
Net change in fund balance	\$ -	\$ 15,582	\$ 15,582	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		679,409		
FUND BALANCE, ENDING		\$ 694,991		

NORTH PARK ISLE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending August 31, 2025
Series 2021 Debt Service Fund (201)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 40,673	\$ 40,673	0.00%
Special Assmnts- Tax Collector	812,391	187,301	(625,090)	23.06%
Special Assmnts- CDD Collected	-	589,771	589,771	0.00%
TOTAL REVENUES	812,391	817,745	5,354	100.66%
<u>EXPENDITURES</u>				
<u>Debt Service</u>				
Principal Debt Retirement	325,000	315,000	10,000	96.92%
Interest Expense	487,391	491,250	(3,859)	100.79%
Total Debt Service	812,391	806,250	6,141	99.24%
TOTAL EXPENDITURES	812,391	806,250	6,141	99.24%
Excess (deficiency) of revenues				
Over (under) expenditures	-	11,495	11,495	0.00%
<u>OTHER FINANCING SOURCES (USES)</u>				
Interfund Transfers-Out	-	(15,275)	(15,275)	0.00%
TOTAL FINANCING SOURCES (USES)	-	(15,275)	(15,275)	0.00%
Net change in fund balance	\$ -	\$ (3,780)	\$ (3,780)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		1,079,228		
FUND BALANCE, ENDING		\$ 1,075,448		

NORTH PARK ISLE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending August 31, 2025
Series 2019 Capital Projects Fund (300)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 1,140	\$ 1,140	0.00%
TOTAL REVENUES	-	1,140	1,140	0.00%
<u>EXPENDITURES</u>				
TOTAL EXPENDITURES	-	-	-	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	-	1,140	1,140	0.00%
<u>OTHER FINANCING SOURCES (USES)</u>				
Interfund Transfer - In	-	12,825	12,825	0.00%
TOTAL FINANCING SOURCES (USES)	-	12,825	12,825	0.00%
Net change in fund balance	\$ -	\$ 13,965	\$ 13,965	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		24,086		
FUND BALANCE, ENDING		\$ 38,051		

NORTH PARK ISLE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending August 31, 2025
Series 2021 Capital Projects Fund (301)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 5,562	\$ 5,562	0.00%
TOTAL REVENUES	-	5,562	5,562	0.00%
<u>EXPENDITURES</u>				
TOTAL EXPENDITURES	-	-	-	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	-	5,562	5,562	0.00%
<u>OTHER FINANCING SOURCES (USES)</u>				
Interfund Transfer - In	-	15,275	15,275	0.00%
TOTAL FINANCING SOURCES (USES)	-	15,275	15,275	0.00%
Net change in fund balance	\$ -	\$ 20,837	\$ 20,837	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		138,660		
FUND BALANCE, ENDING		\$ 159,497		

Bank Account Statement

North Park Isle CDD

Bank Account No. 8942
Statement No. 25_08

Statement Date 08/31/2025

G/L Account No. 101001 Balance	171,910.99	Statement Balance	191,862.92
		Outstanding Deposits	0.00
Positive Adjustments	0.00		
Subtotal	171,910.99	Subtotal	191,862.92
Negative Adjustments	0.00	Outstanding Checks	-19,951.93
Ending G/L Balance	171,910.99	Ending Balance	171,910.99

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
Deposits							
							0.00
05/01/2025		JE000786	Water/Waste	Adj JE for bank recon.	1,344.80	1,344.80	0.00
05/01/2025		JE000788	Misc Maintenance	Adj JE for Bank recon.	106.50	106.50	0.00
05/01/2025		JE000790	Electric Utility Services	Adj JE for bank recon.	2.59	2.59	0.00
			Other	Utility - Electric			
08/25/2025		JE000881	Miscellaneous Revenues	Easement	150.00	150.00	0.00
08/07/2025		JE000882	Rental Income	Keys/Clubhouse Rentals	400.00	400.00	0.00
08/31/2025		JE000888	Interest - Investments	Interest Earned	0.26	0.26	0.00
08/31/2025		JE000889	Electric Utility Services	TECO adj. JE	29.98	29.98	0.00
Total Deposits					2,034.13	2,034.13	0.00
Checks							
							0.00
06/11/2025	Payment	1701	RYAN MOTKO	Check for Vendor V00027	-200.00	-200.00	0.00
07/15/2025	Payment	100149	COASTAL FENCE SERVICES, LLC	Inv: 12, Inv: 13	-3,535.00	-3,535.00	0.00
07/28/2025	Payment	100151	STANTEC CONSULTING SERVICES	Inv: 2420780	-361.75	-361.75	0.00
			THE POOL				
07/28/2025	Payment	100152	ATTENDANT COMPANY	Inv: A25-33607-4	-1,600.09	-1,600.09	0.00
07/28/2025	Payment	100153	INFRAMARK LLC	Inv: 154325	-5.54	-5.54	0.00
07/29/2025	Payment	100154	SIGNAL 88, LLC	Inv: US_56366	-2,330.94	-2,330.94	0.00
07/31/2025	Payment	100155	DOWN TO EARTH	Inv: 119720, Inv: 149674,	-18,941.14	-18,941.14	0.00
07/31/2025	Payment	100156	MCCALL SERVICE NW, LLC	Inv: 59497939, Inv: 59498015	-178.75	-178.75	0.00
			STANTEC				
07/31/2025	Payment	100157	CONSULTING SERVICES	Inv: 2430465	-4,919.50	-4,919.50	0.00
08/05/2025	Payment	300104	TECO ACH	Inv: 071525-1253-ACH	-1,257.17	-1,257.17	0.00
08/05/2025	Payment	300105	TECO ACH	Inv: 071525-5348-ACH	-33.30	-33.30	0.00
08/05/2025	Payment	300106	TECO ACH	Inv: 071525-36724-ACH	-351.20	-351.20	0.00

Bank Account Statement

North Park Isle CDD

Bank Account No. 8942

Statement No. 25_08

Statement Date

08/31/2025

08/05/2025	Payment	300107	TECO ACH	Inv: 071525-3537-ACH	-39.57	-39.57	0.00
08/05/2025	Payment	300108	TECO ACH	Inv: 071525-26724-ACH	-356.58	-356.58	0.00
08/06/2025	Payment	100158	SIGNAL 88, LLC	Inv: US_63891	-2,913.68	-2,913.68	0.00
08/06/2025	Payment	100159	SECURITEAM	Inv: 20503	-500.00	-500.00	0.00
08/06/2025	Payment	100160	ECO-LOGIC SERVICES LLC	Inv: 5541, Inv: 5540	-7,575.00	-7,575.00	0.00
08/06/2025	Payment	100161	BLUE LIFE POOL SERVICE LLC	Inv: 19907	-2,000.00	-2,000.00	0.00
08/06/2025	Payment	100162	DOWN TO EARTH	Inv: 149123	-16,705.00	-16,705.00	0.00
08/12/2025	Payment	1711	ALBERTO VIERA	Check for Vendor V00023	-200.00	-200.00	0.00
08/12/2025	Payment	1712	CARLOS DE LA OSSA	Check for Vendor V00029	-200.00	-200.00	0.00
08/12/2025	Payment	1713	KELLY ANN EVANS	Check for Vendor V00020	-200.00	-200.00	0.00
08/12/2025	Payment	100163	GIG FIBER LLC	Inv: 4998	-10,763.50	-10,763.50	0.00
08/12/2025	Payment	100164	NEPTUNE MULTI SERVICES LLC	Inv: 00538916, Inv: 00538917, Inv: 0053918	-2,400.00	-2,400.00	0.00
08/12/2025	Payment	1715	NICHOLAS J. DISTER	Payment of Invoice 001571	-200.00	-200.00	0.00
08/25/2025		JE000880	Bank Fees	Bank Fees	-531.23	-531.23	0.00
08/05/2025	Payment	300114	TECO ACH	Inv: 071525-1600-ACH	-11,112.92	-11,112.92	0.00
08/31/2025		JE000904	Water/Waste	Adj JE for bank recon.	-1,344.80	-1,344.80	0.00
08/31/2025		JE000905	Misc Maintenance	Adj JE for bank recon. Misc	-106.50	-106.50	0.00
08/31/2025		JE000906	Electric Utility Services	Adj JE for bank recon. Utility- Electric	-2.59	-2.59	0.00
08/31/2025		JE000907	Holiday Decorations	Truist online credit card adj. JE	-924.29	-924.29	0.00
Total Checks					-91,790.04	-91,790.04	0.00

Adjustments

Total Adjustments

Outstanding Checks

07/14/2025	Payment	1708	RYAN MOTKO	Check for Vendor V00027		-200.00
07/15/2025	Payment	300093	TECO ACH	Inv: 071525-5355-ACH		-27.19
07/15/2025	Payment	300094	TECO ACH	Inv: 071525-5389-ACH		-26.84
07/15/2025	Payment	300095	TECO ACH	Inv: 071525-5371-ACH		-27.02
08/12/2025	Payment	1714	RYAN MOTKO	Check for Vendor V00027		-200.00
08/22/2025	Payment	1716	U. S. BANK	Payment of Invoice 001574		-4,440.63
08/25/2025	Payment	100165	NEPTUNE MULTI SERVICES LLC	Inv: 0053916, Inv: 0053917		-1,600.00
08/25/2025	Payment	100166	STRALEY ROBIN VERICKER	Inv: 26951		-2,360.50
08/25/2025	Payment	100167	DOWN TO EARTH	Inv: 151174, Inv: 151175		-7,327.39
08/28/2025	Payment	300109	CITY OF PLANT CITY ACH	Inv: 1579527-ACH		-477.49
08/28/2025	Payment	300110	CITY OF PLANT CITY ACH	Inv: 1579221-ACH		-1,150.73
08/28/2025	Payment	300111	CITY OF PLANT CITY ACH	Inv: 1579223-ACH		-464.33
08/28/2025	Payment	300112	CITY OF PLANT CITY ACH	Inv: 1579225-ACH		-389.26
08/28/2025	Payment	300113	CITY OF PLANT CITY ACH	Inv: 1579226-ACH		-964.12

Bank Account Statement

North Park Isle CDD

Bank Account No.8942

Statement No.25_08

Statement Date08/31/2025

08/28/2025	Payment	300115	CHARTER COMMUNICATION Inv: 0384991081125-ACH S ACH	-296.43
Total Outstanding Checks				-19,951.93
Outstanding Deposits				
Total Outstanding Deposits				

NORTH PARK ISLE COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 08/01/2025 to 08/31/2025

(Sorted by Check / ACH No.)

Fund No.	Check / ACH No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
GENERAL FUND - 001								
001	100158	08/06/25	SIGNAL 88, LLC	US_63891	POOL SECURITY	Security System Monitoring and Maint	546479-53908	\$2,913.68
001	100159	08/06/25	SECURITEAM	20503	Aug 2025 Video camera monitoring	MONITORING SVC	546479-53908	\$500.00
001	100160	08/06/25	ECO-LOGIC SERVICES LLC	5541	Lake 16 Cleanup Event	Waterway Management	531085-53908	\$2,225.00
001	100160	08/06/25	ECO-LOGIC SERVICES LLC	5540	JUL 25 LAKE MAINT	Waterway Management	531085-53908	\$5,350.00
001	100161	08/06/25	BLUE LIFE POOL SERVICE LLC	19907	Aug 2025 Pool services	Pool Maintenance - Contract	534078-53908	\$2,000.00
001	100162	08/06/25	DOWN TO EARTH	149123	Aug 2025 Landscaping maintenance	Landscape Maintenance - Contract	534171-53908	\$16,705.00
001	100163	08/12/25	GIG FIBER LLC	4998	Aug 2025 Solar equipment rental	Street Lights	543062-54101	\$10,763.50
001	100164	08/12/25	NEPTUNE MULTI SERVICES LLC	00538916	MAY 25 JANITORIAL SERVICES	Janitorial Services & Supplies	534349-53908	\$800.00
001	100164	08/12/25	NEPTUNE MULTI SERVICES LLC	00538917	JUN 25 JANITORIAL SERVICES	Janitorial Services & Supplies	534349-53908	\$800.00
001	100164	08/12/25	NEPTUNE MULTI SERVICES LLC	0053918	JUL 25 JANITORIAL SERVICES	Janitorial Services & Supplies	534349-53908	\$800.00
001	100165	08/25/25	NEPTUNE MULTI SERVICES LLC	0053916	5/2025 JANITORIAL SERVICE	Janitorial Services & Supplies	534349-53908	\$800.00
001	100165	08/25/25	NEPTUNE MULTI SERVICES LLC	0053917	6/2025 JANITORIAL SERVICE	6/2023 JANITORIAL SERVICE	534349-53908	\$800.00
001	100166	08/25/25	STRALEY ROBIN VERICKER	26951	JULY 2025 DISTRICT COUNSEL SERVICE	District Counsel	531146-51401	\$2,360.50
001	100167	08/25/25	DOWN TO EARTH	151175	RIP RAP SWALES ALONG SAM ALLEN	R&M-Other Landscape	546036-53908	\$700.00
001	100167	08/25/25	DOWN TO EARTH	151174	REMOVE AND REPLACE FOUNTAIN GRASS	REMOVE AND REPLACE FOUNTAIN GRASS (POOL)	546468-53908	\$6,627.39
001	1711	08/12/25	ALBERTO VIERA	AV-080725	BOARD 8/7/25	Supervisor Fees	511100-51101	\$200.00
001	1712	08/12/25	CARLOS DE LA OSSA	CO-080725	BOARD 8/7/25	Supervisor Fees	511100-51101	\$200.00
001	1713	08/12/25	KELLY ANN EVANS	KE-080725	BOARD 8/7/25	Supervisor Fees	511100-51101	\$200.00
001	1714	08/12/25	RYAN MOTKO	RM-080725	BOARD 8/7/25	Supervisor Fees	511100-51101	\$200.00
001	1715	08/12/25	NICHOLAS J. DISTER	ND-080725	BOARD 8/7/25	Supervisor Fees	511100-51101	\$200.00
001	1716	08/22/25	U. S. BANK	7839268	SPECIAL ASSESSMENT REVENUE BOND SERIES 2019	TRUSTEE	531045-51301	\$4,440.63
001	300104	08/05/25	TECO ACH	071525-1253-ACH	6/10-7/9/25 Electricity	ELECTRIC	543041-53100	\$1,257.17
001	300105	08/05/25	TECO ACH	071525-5348-ACH	6/10-7/9/25 Electricity	ELECTRIC	543041-53100	\$33.30
001	300106	08/05/25	TECO ACH	071525-36724-ACH	6/10-7/9/25 Electricity	ELECTRIC	543041-53100	\$351.20
001	300107	08/05/25	TECO ACH	071525-3537-ACH	6/1-7/9/25 Electricity	ELECTRIC	543041-53100	\$39.57
001	300108	08/05/25	TECO ACH	071525-26724-ACH	6/10-7/9/25 Electricity	ELECTRIC	543041-53100	\$356.58
001	300109	08/28/25	CITY OF PLANT CITY ACH	1579527-ACH	RECLAIMED WATER 7/1-8/1/25	RECLAIM 7/1-8/1/25	543018-53600	\$477.49
001	300110	08/28/25	CITY OF PLANT CITY ACH	1579221-ACH	RECLAIM 7/1-8/1/25	Water/Waste	543018-53600	\$1,150.73
001	300111	08/28/25	CITY OF PLANT CITY ACH	1579223-ACH	RECLAIMED 7/1-8/1/25	RECLAIM 7/1-8/1/25	543018-53600	\$464.33
001	300112	08/28/25	CITY OF PLANT CITY ACH	1579225-ACH	RECLAIMED WATER 7/1-8/1/25	RECLAIM 7/1-8/1/25	543018-53600	\$389.26
001	300113	08/28/25	CITY OF PLANT CITY ACH	1579226-ACH	RECLAIM 7/1-8/1/25	Water/Waste	543018-53600	\$964.12
001	300114	08/05/25	TECO ACH	071525-1600-ACH	SVC PRD 06/10-07/09/2025	Electric Utility Services	543041-53100	\$11,112.92
001	300115	08/28/25	CHARTER COMMUNICATIONS ACH	0384991081125-ACH	08/11 - 09/10/25 Internet	Internet & Wifi	541022-53908	\$296.43
Fund Total								\$76,478.80

Total Checks Paid	\$76,478.80
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Coastal Fence Services LLC
6101 Ike Smith Rd
Plant City, Florida 33565
United States

813-394-1444
www.coastalfence.co

Estimate

BILL TO
Inframark - North Park Isle CDD
3716 North Maryland Avenue
Plant City, Florida 33565
United States

656-209-7919
michael.perez@inframark.com

Estimate Number: 36
Estimate Date: August 27, 2025
Valid Until: September 26, 2025
Grand Total (USD): \$5,725.00

Items	Quantity	Price	Amount
Fence Repair Reset and straighten up the fence line on 22 different locations. The pvc fence post is leaning with new concrete to prevent panels from breaking it apart	120	\$42.00	\$5,040.00
Bollar or bumper post A bumper round post 6 5/8inch diameter 42inch height is off bend so is not protecting the reclaim water also repaint yellow color	1	\$445.00	\$445.00
Fence A damage fence panel with bottom rail is broken need to be replace	1	\$240.00	\$240.00
Grand Total (USD):			\$5,725.00

Jayna Cooper 9-2-2025
District Manager

**Down to Earth**

PO Box 72701
Cleveland, Ohio 44192-0002
(321) 263-2700

Estimate: #127521**Customer Address**

Michael Perez
2005 Pan Am Circle STE 300
Tampa, Florida 33607
michael.perez@inframark.com

Billing Address

Michael Perez
2005 Pan Am Circle STE 300
Tampa, FL 33607

Physical Job Address

North Park Isles CDD
3716 N Maryland Ave
Plant City, FL 33565

Job

September Fertilizer

Estimated Job Start Date

September 26, 2025

Proposed By

Dave Towsley

Due Date

<u>Estimate Details</u>				
Description of Services & Materials	Unit	Quantity	Rate	Amount
Tree/Plant Installation				
Fert & Pest Application	Each	1	\$3,290.00	\$3,290.00
Irrigation Installation				
Irrigation Labor (Hide)				\$170.00
Subtotal				\$3,460.00
Estimated Tax				\$0.00
Job Total				\$3,460.00

- Sept. granular and/or liquid fertilizer, broadleaf weed control, turf damaging insect control

Estimates require a 50% deposit to order and schedule any approved work. Price does not include any irrigation repairs. Irrigation repairs to be billed separately on a time and material basis.

Proposed By:

Dave Towsley
Down to Earth

09/03/2025

Date

Agreed & Accepted By:

Jayna Cooper

9-9-25

North Park Isles CDD

Date

Estimates require a 50% deposit to order and schedule any approved work. The remaining invoice balance is due upon receipt. Pricing on this proposal is good for 30 days from the date created. Actual irrigation repairs will be billed at our standard labor rate plus materials. Any loss or damage from theft, tampering, vandalism, drainage, soil conditions, salt, frost, wildlife, pests, disease, lack of proper maintenance, or acts of God are excluded from this warranty. Additionally, anything underground that cannot be marked by "No Cuts", if damaged, is not covered in the above proposal. Unless specifically quoted, this job only includes an irrigation check. If irrigation services are required, an additional bid will be submitted. If the additional bid is not accepted, DTE is not responsible for loss of materials installed. This proposal is subject to our Terms & Conditions at <https://dtelandscape.com/terms-and-conditions/>.



Down to Earth Landscape & Irrigation
 PO Box 72701
 Cleveland, Ohio 44192-0002
 (321) 263-2700

Estimate: #127023

Customer Address

Inframark
 Jayna Cooper
 2005 Pan Am Circle Suite 300
 Tampa, Florida 33604
 Jayna.Cooper@inframark.com
 813-608-8242

Billing Address

Jayna Cooper
 Inframark
 2005 Pan Am Circle Suite 300
 Tampa, FL 33604

Physical Job Address

North Park Isles CDD
 3716 N Maryland Ave
 Plant City, FL 33565

Job

Seasonal flower change.

Estimated Job Start Date

October 3, 2025

Proposed By

Brent T Franklin

Due Date

<u>Estimate Details</u>				
Description of Services & Materials	Unit	Quantity	Rate	Amount
Tree/Plant Installation				
Site Prep, Removal, & Disposal (E)				\$300.00
Annuals - premium	4"	1584	\$3.96	\$6,272.64
POTTING SOIL MIX (50% COMPOST AND 50% HARDWOOD FINES)	Each	3	\$267.00	\$801.00
Irrigation Repairs				
Irrigation Labor (Hide)				\$340.00
Miscellaneous Irrigation Parts	Each	1	\$100.00	\$100.00
Subtotal				\$7,813.64
Estimated Tax				\$0.00
Job Total				\$7,813.64

- Remove seasonal flowers and install new seasonal flowers
- Adjust Irrigation as needed for new flowers.
- Micro nutrient fertilizer and Snap shot for weed growth

Estimates require a 50% deposit to order and schedule any approved work. Price does not include any irrigation repairs. Irrigation repairs to be billed separately on a time and material basis.

Proposed By:

Brent T Franklin
 Down to Earth

09/02/2025

Date

Agreed & Accepted By:

Signed by:

Rollamay Turkoane 9/23/2025

TF3BE9E795D0415...

Inframark

Date

Estimates require a 50% deposit to order and schedule any approved work. The remaining invoice balance is due upon receipt. Pricing on this proposal is good for 30 days from the date created. Actual irrigation repairs will be billed at our standard labor rate plus materials. Any loss or damage from theft, tampering, vandalism, drainage, soil conditions, salt, frost, wildlife, pests, disease, lack of proper maintenance, or acts of God are excluded from this warranty. Additionally, anything underground that cannot be marked by "No Cuts", if damaged, is not covered in the above proposal. Unless specifically quoted, this job only includes an irrigation check. If irrigation services are required, an additional bid will be submitted. If the additional bid is not accepted, DTE is not responsible for loss of materials installed. This proposal is subject to our Terms & Conditions at <https://dteandscape.com/terms-and-conditions/>.



Egis Insurance & Risk Advisors

Is pleased to provide a

Proposal of Insurance Coverage for:

North Park Isle Community Development District

Please review the proposed insurance coverage terms and conditions carefully.

Written request to bind must be received prior to the effective date of coverage.

The brief description of coverage contained in this document is being provided as an accommodation only and is not intended to cover or describe all Coverage Agreement terms. For more complete and detailed information relating to the scope and limits of coverage, please refer directly to the Coverage Agreement documents. Specimen forms are available upon request.

About FIA

Florida Insurance Alliance (“FIA”), authorized and regulated by the Florida Office of Insurance Regulation, is a non-assessable, governmental insurance Trust. FIA was created in September 2011 at a time when a large number of Special Taxing Districts were having difficulty obtaining insurance.

Primarily, this was due to financial stability concerns and a perception that these small to mid-sized Districts had a disproportionate exposure to claims. Even districts that were claims free for years could not obtain coverage. FIA was created to fill this void with the goal of providing affordable insurance coverage to Special Taxing Districts. Today, FIA proudly serves and protects over 1,000 public entity members.

Competitive Advantage

FIA allows qualifying Public Entities to achieve broad, tailored coverages with a cost-effective insurance program. Additional program benefits include:

- Insure-to-value property limits with no coinsurance penalties
- First dollar coverage for “alleged” public official ethics violations
- Proactive in-house claims management and loss control department
- Risk management services including on-site loss control, property schedule verification and contract reviews
- Complimentary Property Appraisals
- Online Risk Management Education & Training portal
- Online HR & Benefits Support portal
- HR Hotline
- Safety Partners Matching Grant Program

How are FIA Members Protected?

FIA employs a conservative approach to risk management. Liability risk retained by FIA is fully funded prior to the policy term through member premiums. The remainder of the risk is transferred to reinsurers. FIA’s primary reinsurers, Lloyds of London and Hudson Insurance Company, both have AM Best A XV (Excellent) ratings and surplus of \$2Billion or greater.

In the event of catastrophic property losses due to a Named Storm (i.e., hurricane), the program bears no risk as all losses are passed on to the reinsurers.

What Are Members Responsible For?

As a non-assessable Trust, our members are only responsible for two items:

- Annual Premiums
- Individual Member Deductibles

FIA Bylaws prohibit any assessments or other fees.

Additional information regarding FIA and our member services can be found at www.fia360.org.

Quotation being provided for:

North Park Isle Community Development District
c/o Inframark
2005 Pan Am Circle, Suite 300
Tampa, FL 33607

Term: October 1, 2025 to October 1, 2026

Quote Number: 100125393

PROPERTY COVERAGE

SCHEDULE OF COVERAGES AND LIMITS OF COVERAGE

COVERED PROPERTY	
Total Insured Values –Building and Contents – Per Schedule on file totalling	\$2,240,445
Loss of Business Income	\$1,000,000
Additional Expense	\$1,000,000
Inland Marine	
Scheduled Inland Marine	Not Included

It is agreed to include automatically under this Insurance the interest of mortgagees and loss payees where applicable without advice.

	Valuation	Coinsurance
Property	Replacement Cost	None
Inland Marine	Actual Cash Value	None

DEDUCTIBLES:	\$2,500	Per Occurrence, All other Perils, Building & Contents and Extensions of Coverage.
	5 %	Total Insured Values per building, including vehicle values, for “Named Storm” at each affected location throughout Florida subject to a minimum of \$10,000 per occurrence, per Named Insured.
	Per Attached Schedule	Inland Marine

Special Property Coverages		
Coverage	Deductibles	Limit
Earth Movement	\$2,500	Included
Flood	\$2,500 *	Included
Boiler & Machinery	\$2,500	Included
TRIA		Included

*Except for Zones A & V (see Terms and Conditions) excess of NFIP, whether purchased or not

TOTAL PROPERTY PREMIUM

\$26,215

Extensions of Coverage

If marked with an "X" we will cover the following EXTENSIONS OF COVERAGE under this Agreement, These limits of liability do not increase any other applicable limit of liability.

(X)	Code	Extension of Coverage	Limit of Liability
X	A	Accounts Receivable	\$500,000 in any one occurrence
X	B	Animals	\$1,000 any one Animal \$5,000 Annual Aggregate in any one agreement period
X	C	Buildings Under Construction	As declared on Property Schedule, except new buildings being erected at sites other than a covered location which is limited to \$250,000 estimated final contract value any one construction project.
X	D	Debris Removal Expense	\$250,000 per insured or 25% of loss, whichever is greater
X	E	Demolition Cost, Operation of Building Laws and Increased Cost of Construction	\$500,000 in any one occurrence
X	F	Duty to Defend	\$100,000 any one occurrence
X	G	Errors and Omissions	\$250,000 in any one occurrence
X	H	Expediting Expenses	\$250,000 in any one occurrence
X	I	Fire Department Charges	\$50,000 in any one occurrence
X	J	Fungus Cleanup Expense	\$50,000 in the annual aggregate in any one occurrence
X	K	Lawns, Plants, Trees and Shrubs	\$50,000 in any one occurrence
X	L	Leasehold Interest	Included
X	M	Air Conditioning Systems	Included
X	N	New locations of current Insureds	\$1,000,000 in any one occurrence for up to 90 days, except 60 days for Dade, Broward, Palm Beach from the date such new location(s) is first purchased, rented or occupied whichever is earlier. Monroe County on prior submit basis only
X	O	Personal property of Employees	\$500,000 in any one occurrence
X	P	Pollution Cleanup Expense	\$50,000 in any one occurrence
X	Q	Professional Fees	\$50,000 in any one occurrence
X	R	Recertification of Equipment	Included
X	S	Service Interruption Coverage	\$500,000 in any one occurrence
X	T	Transit	\$1,000,000 in any one occurrence
X	U	Vehicles as Scheduled Property	Included
X	V	Preservation of Property	\$250,000 in any one occurrence
X	W	Property at Miscellaneous Unnamed Locations	\$250,000 in any one occurrence
X	X	Piers, docs and wharves as Scheduled Property	Included on a prior submit basis only

X	Y	Glass and Sanitary Fittings Extension	\$25,000 any one occurrence
X	Z	Ingress / Egress	45 Consecutive Days
X	AA	Lock and Key Replacement	\$2,500 any one occurrence
X	BB	Awnings, Gutters and Downspouts	Included
X	CC	Civil or Military Authority	45 Consecutive days and one mile

CRIME COVERAGE

<u>Description</u>	<u>Limit</u>	<u>Deductible</u>
Forgery and Alteration		
Theft, Disappearance or Destruction		
Computer Fraud including Funds Transfer Fraud		
Employee Dishonesty, including faithful performance, per loss		

Deadly Weapon Protection Coverage

Coverage	Limit	Deductible
Third Party Liability	\$1,000,000	\$0
Property Damage	\$1,000,000	\$0
Crisis Management Services	\$250,000	\$0

AUTOMOBILE COVERAGE

Coverages	Covered Autos	Limit	Premium
Covered Autos Liability	8,9	\$1,000,000	Included
Personal Injury Protection	N/A		Not Included
Auto Medical Payments	N/A		Not Included
Uninsured Motorists including Underinsured Motorists	N/A		Not Included
Physical Damage Comprehensive Coverage	N/A	Actual Cash Value Or Cost Of Repair, Whichever Is Less, Minus Applicable Deductible (See Attached Schedule) For Each Covered Auto, But No Deductible Applies To Loss Caused By Fire or Lightning. See item Four for Hired or Borrowed Autos.	Not Included
Physical Damage Specified Causes of Loss Coverage	N/A	Actual Cash Value Or Cost Of Repair, Whichever Is Less, Minus Applicable Deductible (See Attached Schedule) For Each Covered Auto For Loss Caused By Mischief Or Vandalism See item Four for Hired or Borrowed Autos.	Not Included
Physical Damage Collision Coverage	N/A	Actual Cash Value Or Cost Of Repair, Whichever Is Less, Minus Applicable Deductible (See Attached Schedule) For Each Covered Auto See item Four for Hired or Borrowed Autos.	Not Included
Physical Damage Towing And Labor	N/A	\$0 For Each Disablement Of A Private Passenger Auto	Not Included

GENERAL LIABILITY COVERAGE (Occurrence Basis)

Bodily Injury and Property Damage Limit	\$1,000,000
Personal Injury and Advertising Injury	Included
Products & Completed Operations Aggregate Limit	Included
Employee Benefits Liability Limit, per person	\$1,000,000
Herbicide & Pesticide Aggregate Limit	\$1,000,000
Medical Payments Limit	\$5,000
Fire Damage Limit	Included
No fault Sewer Backup Limit	\$25,000/\$250,000
General Liability Deductible	\$0

PUBLIC OFFICIALS AND EMPLOYMENT PRACTICES LIABILITY (Claims Made)

Public Officials and Employment Practices Liability Limit	Per Claim	\$1,000,000
	Aggregate	\$2,000,000
Public Officials and Employment Practices Liability Deductible		\$0

Supplemental Payments: Pre-termination \$2,500 per employee - \$5,000 annual aggregate.
Non-Monetary \$100,000 aggregate.

Cyber Liability sublimit included under POL/EPLI

Media Content Services Liability
Network Security Liability
Privacy Liability
First Party Extortion Threat
First Party Crisis Management
First Party Business Interruption
Limit: \$100,000 each claim/annual aggregate
Fraudulent Instruction: \$25,000



PREMIUM SUMMARY

**North Park Isle Community Development District
c/o Inframark
2005 Pan Am Circle, Suite 300
Tampa, FL 33607**

Term: October 1, 2025 to October 1, 2026

Quote Number: 100125393

PREMIUM BREAKDOWN

Property (Including Scheduled Inland Marine)	\$26,215
Crime	\$500
Automobile Liability	Not Included
Hired Non-Owned Auto	Included
Auto Physical Damage	Not Included
General Liability	\$3,682
Public Officials and Employment Practices Liability	\$3,013
Deadly Weapon Protection Coverage	Included
TOTAL PREMIUM DUE	\$33,410

IMPORTANT NOTE
Defense Cost - Outside of Limit, Does Not Erode the Limit for General Liability, Public Officials Liability, and Employment related Practices Liability.

Deductible does not apply to defense cost. Self-Insured Retention does apply to defense cost.

Additional Notes:
(None)

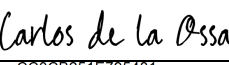
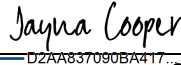


PARTICIPATION AGREEMENT
Application for Membership in the Florida Insurance Alliance

The undersigned local governmental entity, certifying itself to be a public agency of the State of Florida as defined in Section 163.01, Florida Statutes, hereby formally makes application with the Florida Insurance Alliance ("FIA") for continuing liability and/or casualty coverage through membership in FIA, to become effective 12:01 a.m., 10/01/2025, and if accepted by the FIA's duly authorized representative, does hereby agree as follows:

- (a) That, by this reference, the terms and provisions of the Interlocal Agreement creating the Florida Insurance Alliance are hereby adopted, approved and ratified by the undersigned local governmental entity. The undersigned local governmental entity certifies that it has received a copy of the aforementioned Interlocal Agreement and further agrees to be bound by the provisions and obligations of the Interlocal Agreement as provided therein;
- (b) To pay all premiums on or before the date the same shall become due and, in the event Applicant fails to do so, to pay any reasonable late penalties and charges arising therefrom, and all costs of collection thereof, including reasonable attorneys' fees;
- (c) To abide by the rules and regulations adopted by the Board of Directors;
- (d) That should either the Applicant or the Fund desire to cancel coverage; it will give not less than thirty (30) days prior written notice of cancellation;
- (e) That all information contained in the underwriting application provided to FIA as a condition precedent to participation in FIA is true, correct and accurate in all respects.

North Park Isle Community Development District

_____ (Name of Local Governmental Entity)	
By: Signed by:  CC0CB251E795481... 	Carlos de la Ossa _____ Print Name
Signature	
_____ DocuSigned by:	
Witness By:  D2AA837090BA417... 	Jayna Cooper _____ Print Name
Signature	

IS HEREBY APPROVED FOR MEMBERSHIP IN THIS FUND, AND COVERAGE IS EFFECTIVE October 1, 2025

By: _____
 Administrator



PROPERTY VALUATION AUTHORIZATION

North Park Isle Community Development District
c/o Inframark
2005 Pan Am Circle, Suite 300
Tampa, FL 33607

QUOTATIONS TERMS & CONDITIONS

1. Please review the quote carefully for coverage terms, conditions, and limits.
2. The coverage is subject to 25% minimum earned premium as of the first day of the "Coverage Period".
3. Total premium is late if not paid in full within 30 days of inception, unless otherwise stated.
4. Property designated as being within Flood Zone A or V (and any prefixes or suffixes thereof) by the Federal Emergency Management Agency (FEMA), or within a 100 Year Flood Plain as designated by the United States Army Corps of Engineers, will have a Special Flood Deductible equal to all flood insurance available for such property under the National Flood Insurance Program, whether purchased or not or 5% of the Total Insured Value at each affected location whichever the greater.
5. The Florida Insurance Alliance is a shared limit. The limits purchased are a per occurrence limit and in the event an occurrence exhaust the limit purchased by the Alliance on behalf of the members, payment to you for a covered loss will be reduced pro-rata based on the amounts of covered loss by all members affected by the occurrence. Property designated as being within.
6. Coverage is not bound until confirmation is received from a representative of Egis Insurance & Risk Advisors.

I give my authorization to bind coverage for property through the Florida Insurance Alliance as per limits and terms listed below.

<input checked="" type="checkbox"/>	Building and Content TIV	\$2,240,445	As per schedule attached
<input type="checkbox"/>	Inland Marine	Not Included	
<input type="checkbox"/>	Auto Physical Damage	Not Included	

Signed by:
 Signature: Carlos de la Ossa
CC0CB251E795481...

Date: 9/26/2025

Name: Carlos de la Ossa

Title: Chair



Property Schedule

North Park Isle Community Development District

Policy No.: 100125393
Agent: Egis Insurance Advisors LLC (Boca Raton, FL)

Unit #	Description Address		Year Built Const Type	Eff. Date Term Date		Building Value Contents Value		Total Insured Value	
	Roof Shape	Roof Pitch		Roof Covering		Covering Replaced		Roof Yr Blt	
1	PVC Fencing		2022	10/01/2025	\$169,125				
	Various Plant City FL 33565		Non combustible	10/01/2026				\$169,125	
Unit #	Description Address		Year Built Const Type	Eff. Date Term Date		Building Value Contents Value		Total Insured Value	
	Roof Shape	Roof Pitch		Roof Covering		Covering Replaced		Roof Yr Blt	
2	Entrance Monument		2022	10/01/2025	\$112,750				
	N Maryland Ave Plant City FL 33565		Masonry non combustible	10/01/2026				\$112,750	
Unit #	Description Address		Year Built Const Type	Eff. Date Term Date		Building Value Contents Value		Total Insured Value	
	Roof Shape	Roof Pitch		Roof Covering		Covering Replaced		Roof Yr Blt	
3	Mailbox Kiosk		2022	10/01/2025	\$78,925				
	N Maryland Ave Plant City FL 33565		Non combustible	10/01/2026				\$78,925	
Unit #	Description Address		Year Built Const Type	Eff. Date Term Date		Building Value Contents Value		Total Insured Value	
	Roof Shape	Roof Pitch		Roof Covering		Covering Replaced		Roof Yr Blt	
4	Irrigation Equipment (Well Pump, Controllers)		2022	10/01/2025	\$101,475				
	Various Plant City FL 33565		Pump / lift station	10/01/2026				\$101,475	
Unit #	Description Address		Year Built Const Type	Eff. Date Term Date		Building Value Contents Value		Total Insured Value	
	Roof Shape	Roof Pitch		Roof Covering		Covering Replaced		Roof Yr Blt	
5	(6) stone columns		2023	10/01/2025	\$67,650				
	Various Plant City FL 33565		Masonry non combustible	10/01/2026				\$67,650	
Unit #	Description Address		Year Built Const Type	Eff. Date Term Date		Building Value Contents Value		Total Insured Value	
	Roof Shape	Roof Pitch		Roof Covering		Covering Replaced		Roof Yr Blt	
6	Amenity Center /Clubhouse		2023	10/01/2025	\$503,890				
	3716 N. Maryland Ave Plant City FL 33565		Joisted masonry	10/01/2026	\$42,025			\$545,915	
Unit #	Description Address		Year Built Const Type	Eff. Date Term Date		Building Value Contents Value		Total Insured Value	
	Roof Shape	Roof Pitch		Roof Covering		Covering Replaced		Roof Yr Blt	
7	Pool - In Ground		2023	10/01/2025	\$895,030				
	3716 N. Maryland Ave Plant City FL 33565		Below ground liquid storage tank / pool	10/01/2026				\$895,030	

Sign: _____

Print Name: _____

Date: _____



Property Schedule

North Park Isle Community Development District

Policy No.: 100125393
Agent: Egis Insurance Advisors LLC (Boca Raton, FL)

Unit #	Description		Year Built	Eff. Date	Building Value	Total Insured Value	
	Address		Const Type	Term Date	Contents Value		
	Roof Shape	Roof Pitch		Roof Covering	Covering Replaced	Roof Yr Blt	
8	Pickle Ball Court		2023	10/01/2025	\$39,975		
	3716 N. Maryland Ave Plant City FL 33565		Non combustible	10/01/2026			\$39,975
Unit #	Description		Year Built	Eff. Date	Building Value	Total Insured Value	
	Address		Const Type	Term Date	Contents Value		
	Roof Shape	Roof Pitch		Roof Covering	Covering Replaced	Roof Yr Blt	
9	Playground		2023	10/01/2025	\$39,975		
	3716 N. Maryland Ave Plant City FL 33565		Non combustible	10/01/2026			\$39,975
Unit #	Description		Year Built	Eff. Date	Building Value	Total Insured Value	
	Address		Const Type	Term Date	Contents Value		
	Roof Shape	Roof Pitch		Roof Covering	Covering Replaced	Roof Yr Blt	
10	Pool Furniture		2023	10/01/2025	\$20,500		
	3716 N. Maryland Ave Plant City FL 33565		Property in the Open	10/01/2026			\$20,500
Unit #	Description		Year Built	Eff. Date	Building Value	Total Insured Value	
	Address		Const Type	Term Date	Contents Value		
	Roof Shape	Roof Pitch		Roof Covering	Covering Replaced	Roof Yr Blt	
11	Basketball Court and Fencing		2023	10/01/2025	\$46,125		
	3716 N. Maryland Ave Plant City FL 33565		Property in the Open	10/01/2026			\$46,125
Unit #	Description		Year Built	Eff. Date	Building Value	Total Insured Value	
	Address		Const Type	Term Date	Contents Value		
	Roof Shape	Roof Pitch		Roof Covering	Covering Replaced	Roof Yr Blt	
12	Mail Kiosk		2023	10/01/2025	\$123,000		
	3716 N. Maryland Ave Plant City FL 33565		Non combustible	10/01/2026			\$123,000
Total:			Building Value \$2,198,420	Contents Value \$42,025	Insured Value \$2,240,445		

Sign: _____

Print Name: _____

Date: _____



NORTH PARK ISLE CDD

FIELD INSPECTION- DOWN TO EARTH

Tuesday, September 16, 2025 Prepared

For Board Of Supervisors

16 Items Identified

Arturo Gandarilla

DISTRICT FIELD COORDINATOR

Completed

No response/Not completed

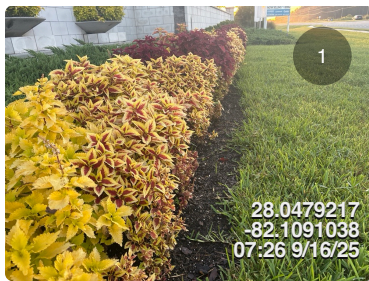
Scheduled/monitoring

Item 1-N Maryland Ave

Due By: Wednesday, October 1, 2025

Assigned To: Down To Earth

Photos 1–4 show that the flowers at the monument entrance of N. Maryland Ave and E. Sam Allen Road have vibrant color. However, the beds need soft edging where necessary, and the plant material should be separated to improve overall appearance. Additionally, the bed to the left of the flowers should be filled in with either juniper or flowering plants, and any torpedo grass growing between the juniper should be removed.



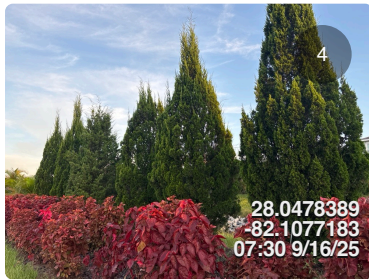
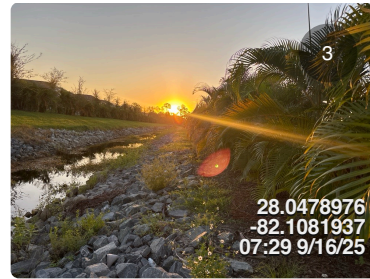
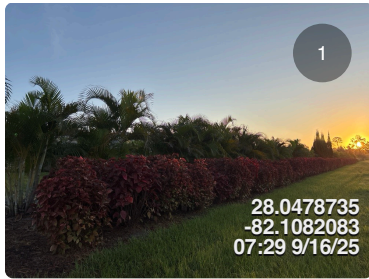
Scheduled for 10-1-25

Item 2- E. Sam Allen Rd.

Due By: Wednesday, October 1, 2025

Assigned To: Down To Earth

Photos 1–4 show that the landscape plant material in the frontage bed off East St. Sam Allen Road is green and healthy, with nice color. However, the backside of the bed by Pond 25 has weeds that need to be removed and treated with weed control where applicable.

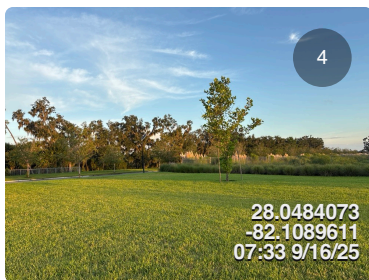
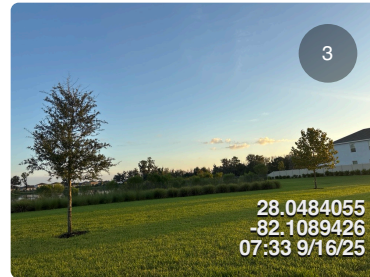
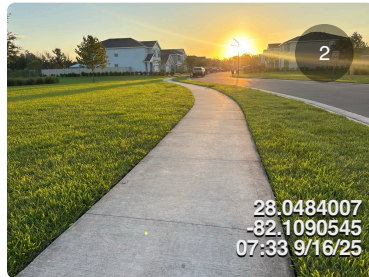
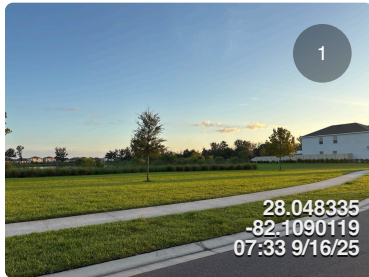


Dte will be weed-eating this and than Eco logic will treat

Item 3- Hazy Sea

Assigned To: Down To Earth

Photos 1–4 show that the pocket park at the corner of N. Maryland Ave and Hazy Sea is well maintained.



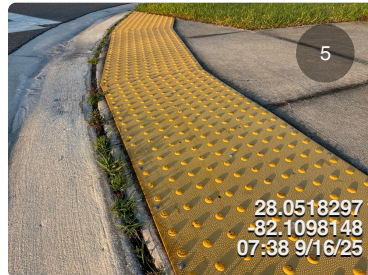
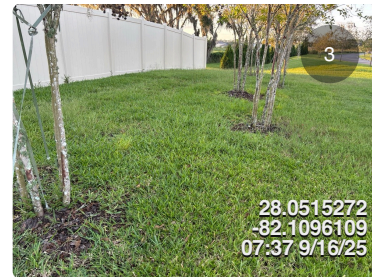
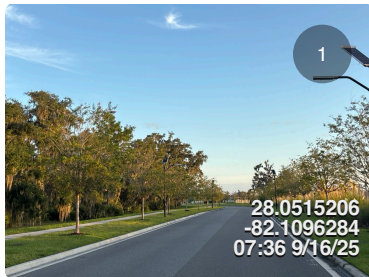
Item 4- N. Maryland Ave

Due By: Wednesday, October 1, 2025

Assigned To: Down To Earth

Photos 1–5 show that the entrance into the community on N. Maryland Ave is well maintained.

However, the pocket parks at the corner of N. Maryland Ave and Tahitian Sunrise have a significant amount of weeds. The tree rings need to be properly shaped, and weeds should be removed and treated with weed control. Additionally, the beds around the Podocarpus also need weed removal and treatment.



Scheduled for 10-1-25

Item 5- Tahitian Sunrise Dr.

Due By: Wednesday, October 1, 2025

Assigned To: Down To Earth

Photos 1–5 show that the entrance into the community on N. Maryland Ave is well maintained.

However, the pocket parks at the corner of N. Maryland Ave and Tahitian Sunrise have a significant amount of weeds. The tree rings need to be properly shaped, and weeds should be removed and treated with weed control. Additionally, the beds around the Podocarpus also need weed removal and treatment.



Scheduled for 10-1-25

Item 6- Tropical Oasis Ave.

Due By: Wednesday, October 1, 2025

Assigned To: Down To Earth

Photos 1–4 show that the plant material and flowers are healthy, with good fertility. However, the beds contain a significant amount of weeds that need to be removed and treated with weed control where applicable.



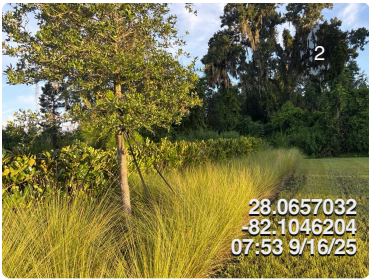
Scheduled for 10-1-25

Item 7- Blue Orchid Ave

Due By: Wednesday, October 1, 2025

Assigned To: Down To Earth

Photos 1–4 show that the entrance monument on Blue Orchid is well maintained. Turf fertility is good, and the plant material is healthy. However, similar to the other monuments, the beds contain a significant amount of weeds that need to be removed and treated with weed control.



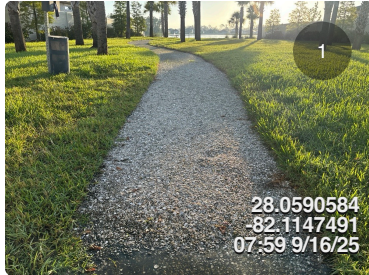
Scheduled for 10-1-25

Item 8- Capri Coast Boat Dock Pocket Park

Due By: Wednesday, October 1, 2025

Assigned To: Down To Earth

Photos 1–4 show that the pocket park near the boat dock is well maintained. Turf fertility is good, and the shell path is in good condition and free of weeds.



Item 9- Tahitian Sunrise Dr

Due By: Wednesday, October 1, 2025

Assigned To: Down To Earth

The pocket park at the end of Tahitian Sunrise toward the cul-de-sac requires significant attention. The beds contain a large amount of weeds that need to be removed and treated.



Scheduled for 10-1-25

Item 10- Clubhouse Parking Lot

Due By: Wednesday, October 1, 2025

Assigned To: Down To Earth

Photos 1–4 show the area in the clubhouse parking lot in front of the clubhouse. There is a significant amount of dead plant material that should be inspected to determine the cause. Additionally, some plant material along the fence by the pool, toward the basketball and pickleball courts, appears to be struggling. The cause should be determined, and weeds throughout the beds should be treated.

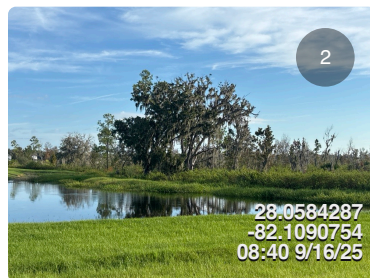
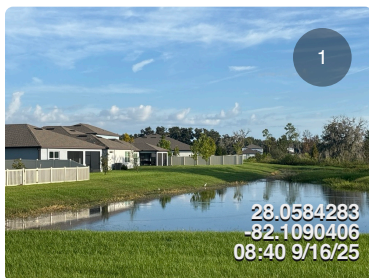


Down to Earth will be sending their wet check reports.

Item 11- Pond 2

Assigned To: Eco Logic

The pond was treated for shoreline weeds.

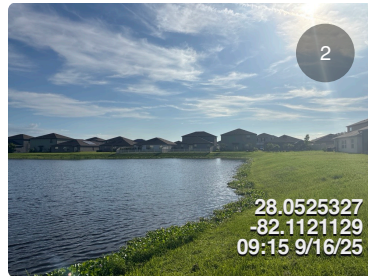
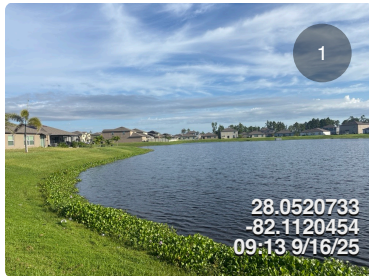


Item 12- Pond 16

Due By: Wednesday, October 1, 2025

Assigned To: Eco Logic

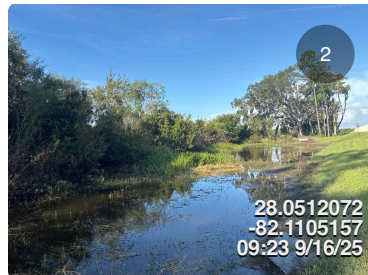
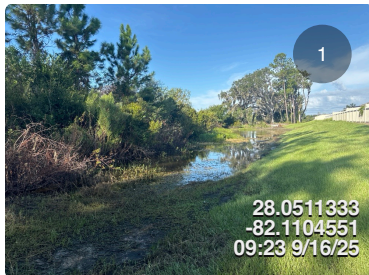
The pond has water hyacinth. This will be treated on next service



Item 13- Pond 19

Assigned To: Eco Logic

Pond was treated for shoreline weeds and has now died off



Item 14- Pond 35

Assigned To: Eco Logic

The pond was treated for Shoreline weeds and have now died off.



Down to earth will line trim as close to the waters edge

Item 15- Pond 21

Assigned To: Eco Logic

The pond has duckweed and shoreline weeds that need to be treated.



Item 16- Pond 23

Scheduled for next month service 10-2025

Due By: Wednesday, October 1, 2025

Assigned To: Eco Logic

The pond has lots of torpedo grass.

